



**1 Low Moor Avenue, Blackwell, Carlisle, CA2 4SX**

**Offers in the region of  
£175,000**

Vicinity Homes are delighted to offer to the market this bay fronted, extended semi detached house situated on a corner plot to the South of Carlisle City Centre, overlooking the Racecourse. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining kitchen, rear hallway, walk in cupboard, cloakroom/WC and a sun room. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, car port and gardens to front, side and rear. The property has no onward chain and does require some modernisation which is reflected in the asking price.



### Directions

Proceed South along Blackwell Road and continue onto Durdar Road. Low Moor Avenue is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Porch 5'0" x 5'1" (1.547m x 1.571m)

Approached by a door to front, incorporating double glazed windows to side.

### Hallway



Incorporating a radiator, stairs to the first floor and under stairs storage cupboard with a double glazed obscured window to side.



### Lounge 14'10" x 10'11" (4.542m x 3.338m)



Incorporating a double glazed bay window to front, radiator and a feature fireplace with surround, inset and hearth.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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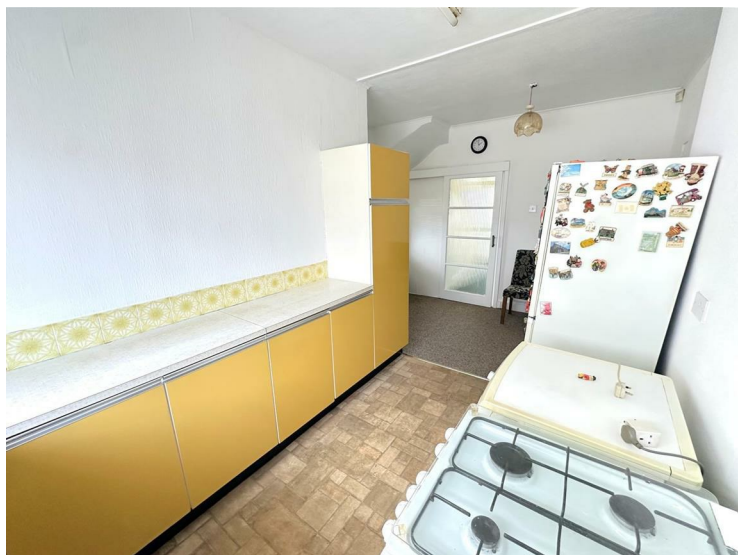
Dining Kitchen 16'10" x 10'10" max x 7'4" min (5.133m x 3.308m max x 2.249m min)



Incorporating a range of fitted wall and base units with work surface over, oven point, sink unit and tiled splash areas. Plumbing for a washing machine, double glazed window to rear, double glazed window to side, radiator and space for a fridge/freezer.







#### Rear Hallway

Incorporating a walk in storage cupboard.

#### Cloakroom/WC 4'1" x 2'7" (1.259m x 0.803m)

Incorporating a WC, double glazed obscured window to rear and tiled splash area.

#### Sun Room 8'7" x 5'9" (2.622m x 1.768m)



Incorporating double glazed patio doors to rear.





### First Floor Landing



Incorporating a double glazed obscured window to side and loft access.



### Bedroom One 13'3" max x 9'9" to wardrobe front (4.042m max x 2.987m to wardrobe front)



A double bedroom incorporating a double glazed bay window to front, radiator and fitted wardrobe/storage.



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Bedroom Two 9'0" x 9'1" to wardrobe front (2.746m x 2.779m to wardrobe front)



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.







**Bedroom Three 7'3" x 6'0" (2.212m x 1.832m)**



**Bathroom 6'1" x 4'1" (1.863m x 1.270m)**



Incorporating a double glazed window to front and a radiator.



Incorporating a three piece suite comprising of a bath with shower over, wash hand basin and WC. Double glazed obscured window to side, radiator and tiling to all walls.





## Outside



The property is approached by on site parking leading to the side of the property to the car port. There is also a lawn area with flower & shrub beds. There is a further lawn area to the side of the house. At the rear of the property there is a patio seating area, lawn area and shed.







### Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band B.

### EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2026-0550-2495-2051>

### Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that





decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

**Misrepresentation Act 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

