



**1 Waller Street, Carlisle, CA1 2DA**

**Offers in the region of  
£130,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, modern, three bedroom end terrace house situated within a popular residential area to the East of the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre & The M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance hallway, modern dining kitchen and a lounge. To the first floor there are two double bedrooms and a modern four piece bathroom. On the third floor there is an attic bedroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, a yard and a garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family. The property is offered to the market with no onward chain.



### Directions

Proceed East along Warwick Road. Turn right at the traffic lights onto Greystone Road. Waller Street is on the left hand side and the property can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, built in storage cupboard and wood flooring.



### Dining Kitchen 14'7" x 9'2" (4.469m x 2.798m)



Incorporating a range of modern fitted wall and base units with complementary marble work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated dishwasher, plumbing for a washing machine and an integrated drier. Double glazed window to side, double glazed window to front, radiator, space for a fridge/freezer, built in storage cupboard and wood flooring.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Lounge 14'7" x 12'5" (4.452m x 3.793m)



Incorporating a double glazed window to front, double glazed window to side, door to side, radiator, under stairs storage area, wood flooring and stairs to the first floor.





### First Floor Landing



Incorporating a radiator and stairs to the second floor.

### Bedroom One 14'8" x 9'2" (4.472m x 2.816m)

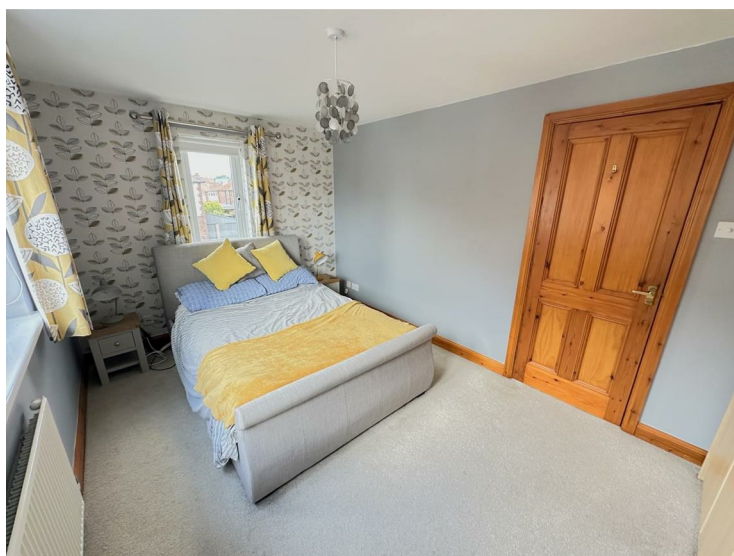


A double bedroom incorporating a double glazed window to front, double glazed window to side and a radiator.

**Bedroom Two 10'1" max x 8'0" min (3.075m max x 2.454m min)**



A double bedroom incorporating a double glazed window to front, double glazed window to side and a radiator.





**Bathroom 8'0" x 7'5" (2.440m x 2.278m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle with waterfall shower & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, splash boards, panelled ceiling, inset ceiling lights, extractor fan and laminate floor.



**Attic Bedroom 14'8" max x 13'10" (4.480m max x 4.240m)**



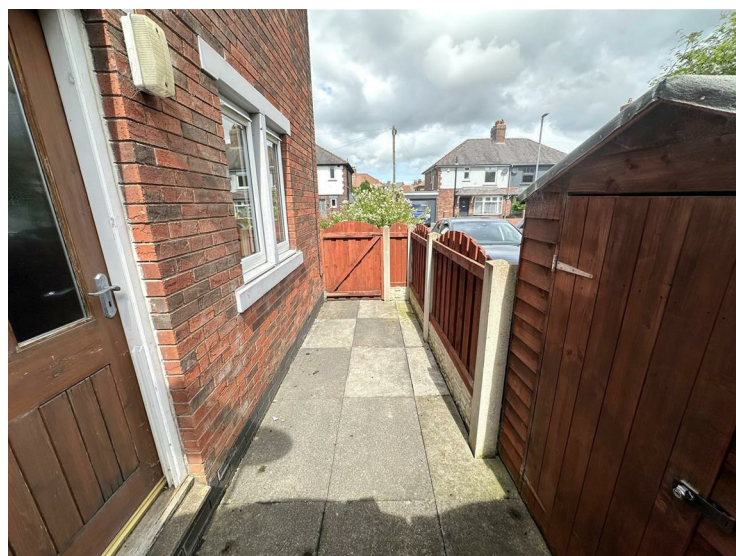
A double bedroom incorporating a double glazed skylight to side, radiator and storage into the eaves.







## Outside



The property has two allocated parking spaces to the left of the property. There is a front garden with lawn area, shillied area, flower & shrub beds and an outside tap. To the side of the property there is a small yard with patio seating area.



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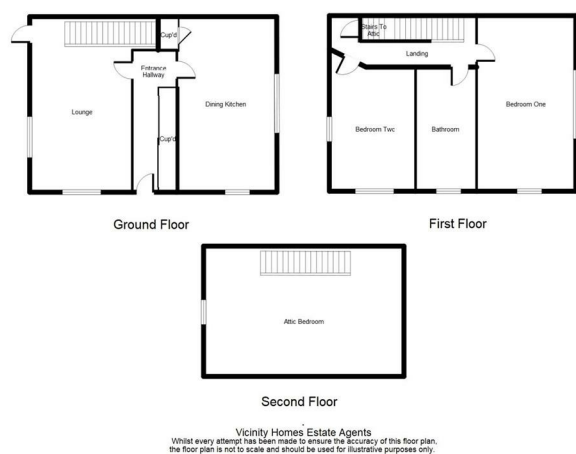
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## Floor Plan



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

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2960-3560-2925-7131>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band A.

## Estate Agents Note

Please note, the property flooded in the 2015 Carlisle floods.

## 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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