



10 Wigton Road, Carlisle, CA2 7BB

Offers over £130,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, two reception room mid terrace house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools, The Cumberland Infirmary and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with stove, sitting room, dining kitchen, utility room and cloakroom/WC. To the first floor there are two double bedrooms and a four piece bathroom. The property also benefits from double glazing, central heating, front forecourt and a good sized rear yard with out building. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or buy to let investors. The property is offered to the market with no onward chain.

Directions

Proceed West along Castle Way and onto Wigton Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating tiled floor and coving to the ceiling.

Hallway



Incorporating a radiator, oak flooring, under stairs storage cupboard, coving to the ceiling and stairs to the first floor.



Lounge 13'10" max x 11'8" max (4.221m max x 3.581m max)



Incorporating a double glazed window to front, radiator, oak flooring, coving to the ceiling, ceiling rose and a feature fireplace with stove.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

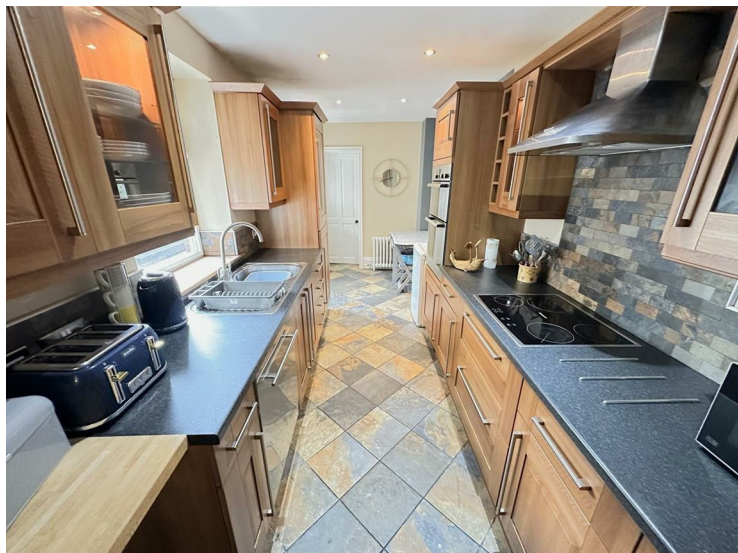
Sitting Room 12'8" max x 11'6" max (3.873m max x 3.527m max)



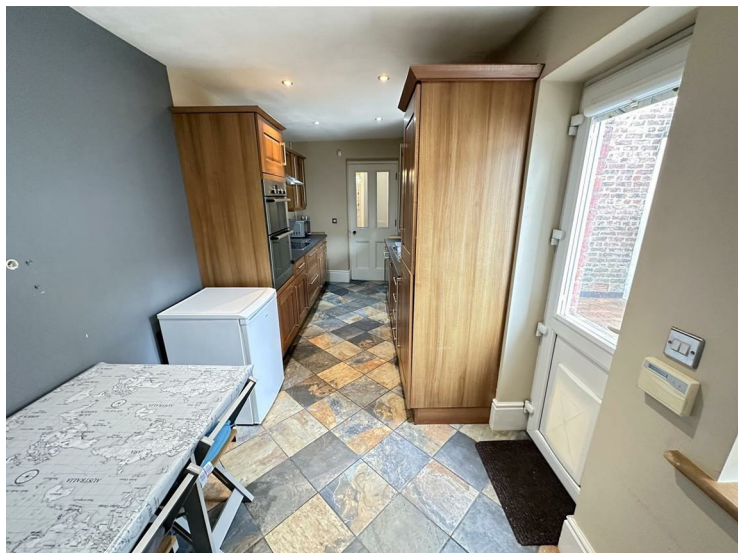
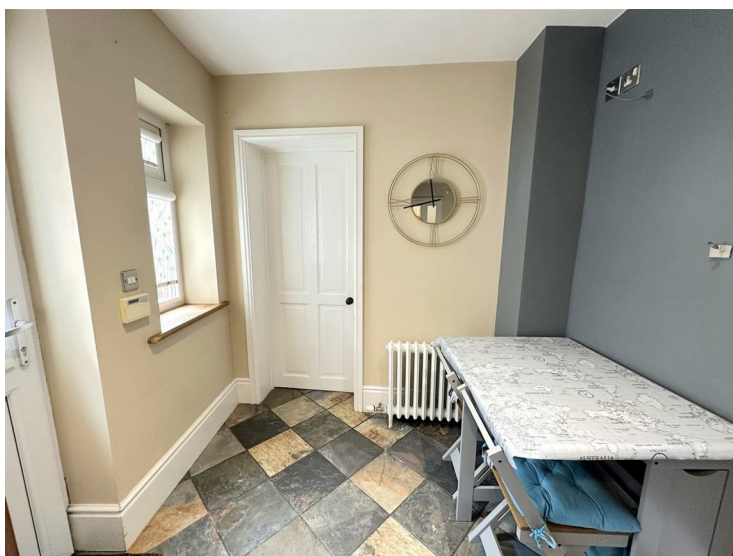
Incorporating a double glazed window to rear, radiator, coving to the ceiling, ceiling rose and oak flooring.



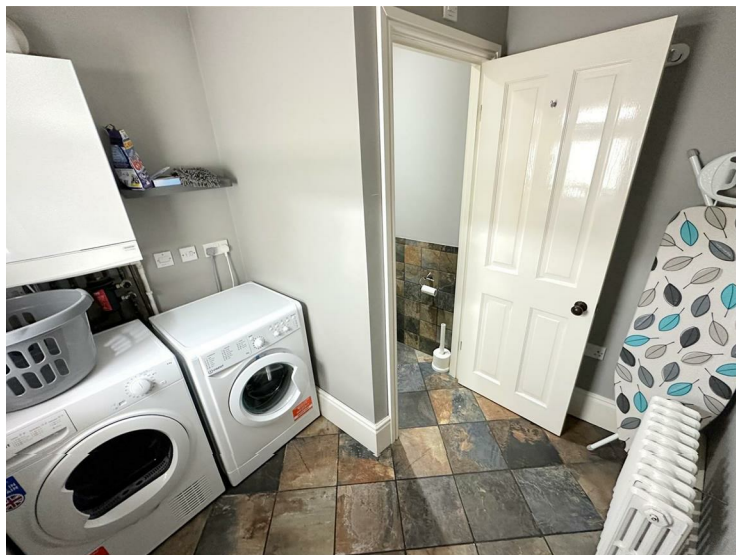
Kitchen 17'7" x 7'2" (5.371m x 2.194m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, integrated dishwasher, integrated fridge and integrated freezer. Two double glazed windows to side, door to side, radiator, tiled floor and inset ceiling lights.



Utility Room 7'5" max x 7'8" max (2.262m max x 2.345m max)



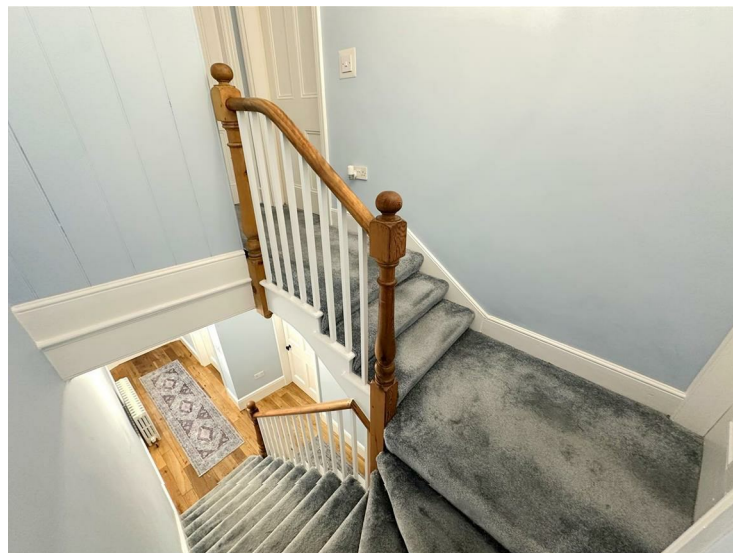
Incorporating plumbing for a washing machine, space for a tumble dryer, double glazed window to side, radiator, tiled floor, inset ceiling lights and extractor fan.

Cloakroom/WC 3'5" x 2'11" (1.047m x 0.893m)

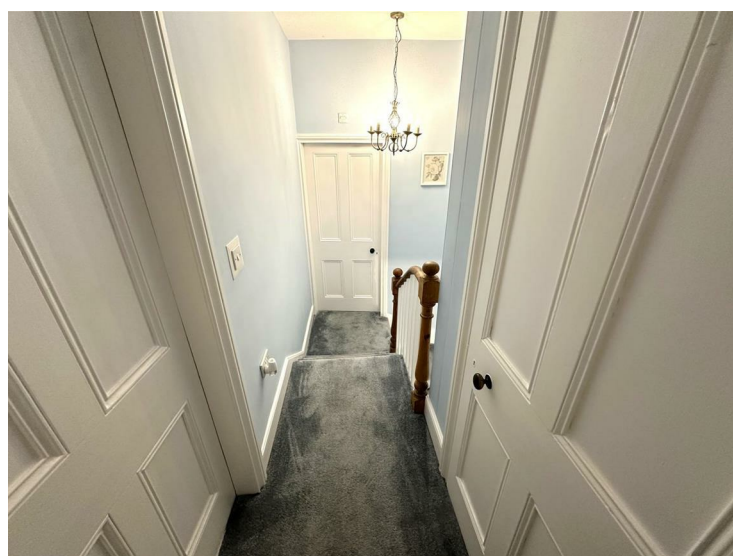


Incorporating a wash hand basin, WC, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.

First Floor Landing



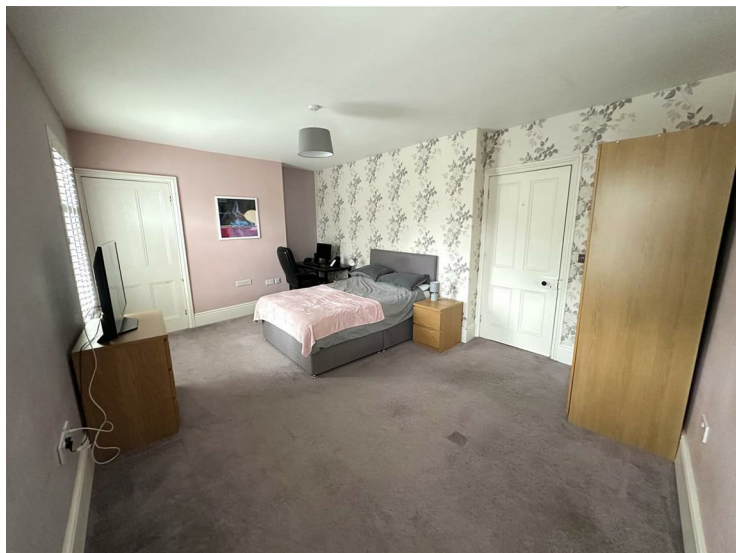
Incorporating built in storage cupboard and loft access.



Bedroom One 17'1" x 11'8" (5.214m x 3.566m)



A double bedroom incorporating two double glazed windows to front, radiator, built in storage cupboard and loft access.



Bedroom Two 12'9" x 10'4" (3.906m x 3.164m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.



Bathroom 9'4" x 7'4" (2.861m x 2.256m)



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle, wash hand basin and WC. Double glazed obscured window to side, radiator, heated towel rail, vinyl flooring, tiled splash areas, inset ceiling lights and extractor fan.



Outside



The property is approached by a shillied front forecourt. To the rear of the property there is a good sized enclosed yard with patio seating area, raised timber decked seating area, gated access to rear, outside tap and out building/storage.

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/0200-2580-0222-0506-3353>

Council Tax

The property is in Council Tax Band A.

Tenure

The property is Freehold.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: 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

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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.

