



**81 Wigton Road, Carlisle, CA2 7EP**

**Offers over £180,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, three double bedroom, two reception room, bay fronted end 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 route, popular Primary & Secondary Schools and has good access to the City Centre & the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with bay window, dining room, modern breakfast kitchen with french doors, utility area and a modern shower room. To the first floor there is a split landing, three double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, front forecourt, rear enclosed yard and a garage. Viewing is absolutely essential to appreciate the accommodation on offer. The property is offered to the market with no onward chain.



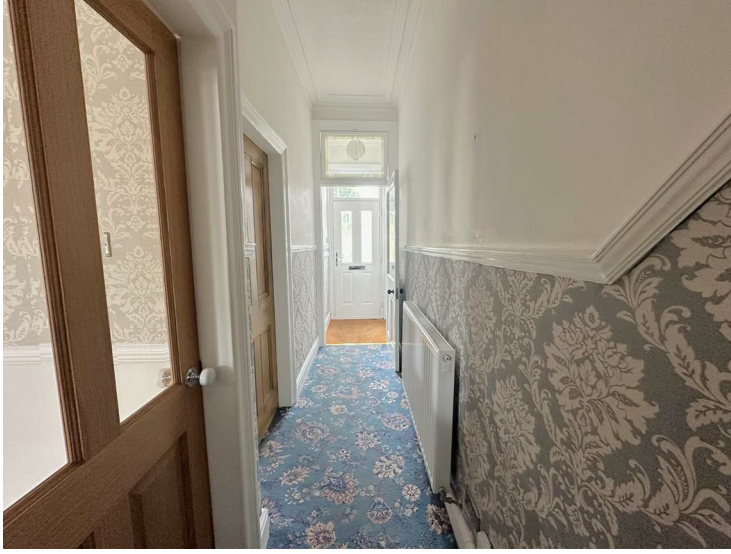
### Directions

Proceed West along Castle Way and proceed straight ahead over the round about onto Wigton Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule

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

### Hallway



Incorporating a radiator and stairs to the first floor.



### Lounge 11'6" max x 15'3" max (3.522m max x 4.670m max)



Incorporating a double glazed bay window to front, double glazed window to side, radiator, coving to the ceiling, ceiling rose 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

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)





**Dining Room 14'6" x 11'11" (4.429m x 3.648m)**

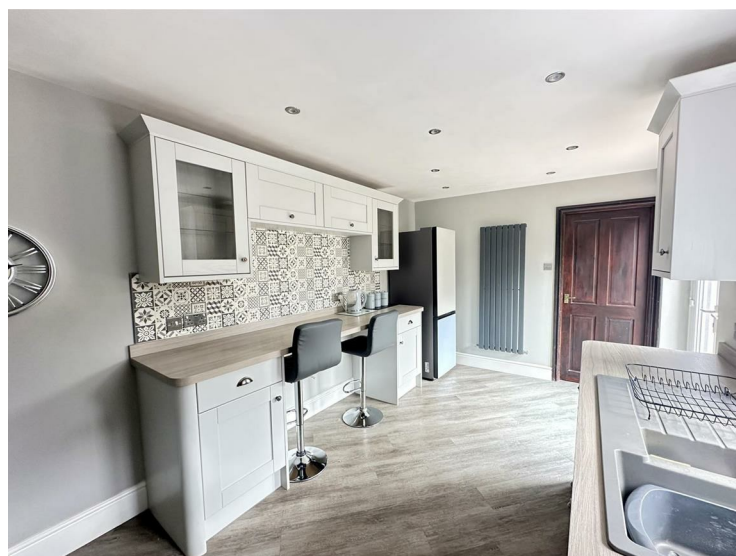


Incorporating a double glazed window to rear, double glazed window to side, radiator, coving to the ceiling and a feature fireplace with back boiler.

**Breakfast Kitchen 15'4" x 8'11" (4.688m x 2.738m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Space for a fridge/freezer, 1.5 sink unit with mixer tap, double glazed window to side, double glazed french doors to side, radiator, vinyl flooring, inset ceiling lights and under stairs storage cupboard.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

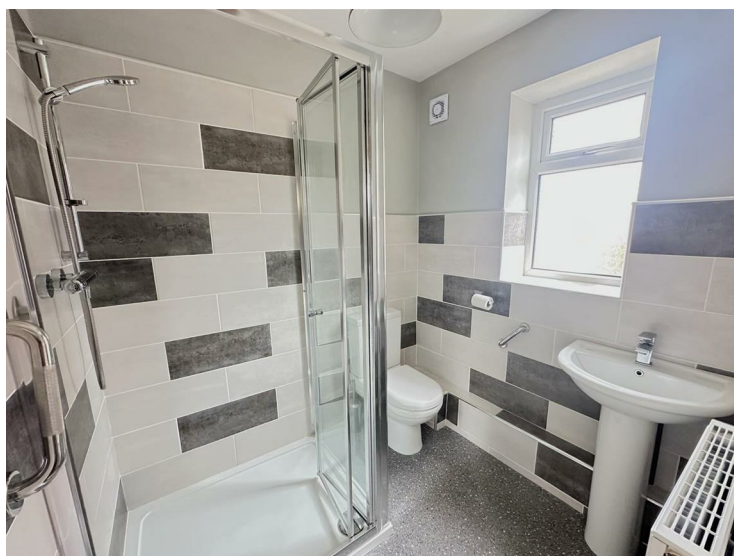


**Utility Area 6'3" x 3'0" (1.919m x 0.924m)**



Incorporating plumbing for a washing machine and vinyl flooring.

**Shower Room 6'3" x 5'8" (1.911m x 1.728m)**

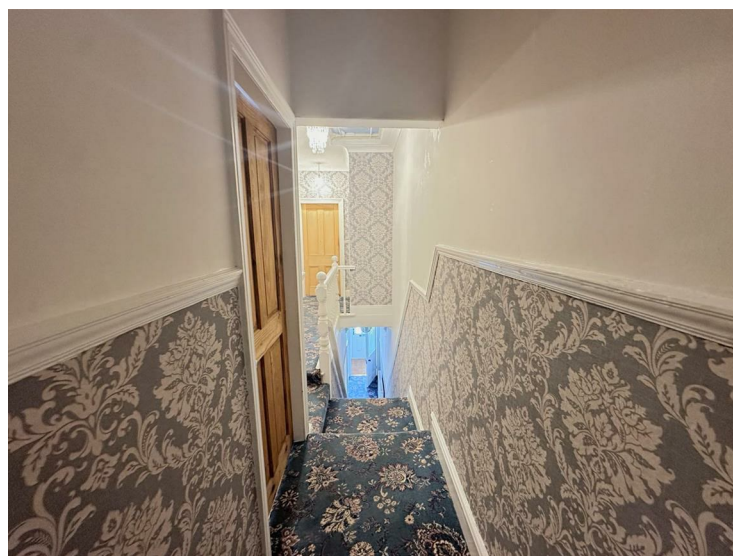


Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.

**First Floor Split Landing**



Incorporating a built in storage cupboard, coving to the ceiling and loft access.



**Bedroom One 12'9" x 15'5" max (3.893m x 4.712m max)**



A double bedroom incorporating a double glazed window to front, double glazed window to side, radiator, coving to the ceiling and a walk in wardrobe.



**Bedroom Two 14'6" x 8'10" (4.439m x 2.703m)**



A double bedroom incorporating a double glazed window to side, double glazed window to rear, radiator and coving to the ceiling.





**Bedroom Three 14'7" x 8'11" (4.457m x 2.741m)**



**Bathroom 5'7" x 6'11" (1.727m x 2.116m)**



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



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and coving to the ceiling.





## Outside



The property is approached by a front forecourt with flower & shrub beds. To the rear of the property there is a good sized enclosed yard with patio seating area, flower & shrub beds, outside tap, access into the garage and gated access to the side.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



### Garage 19'3" x 8'6" (5.887m x 2.610m)

Incorporating double doors, door into the yard, window, power and lighting.

### 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/0300-8370-0722-8505-3853>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax band C.

### 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	