



70 Brook Street, Carlisle, Cumbria, CA1 2HX

Offers over £110,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom mid terrace house situated within a popular residential area to the East of Carlisle 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 briefly comprises of an entrance vestibule, hallway, open plan lounge & dining room and a modern breakfast kitchen with french doors. To the first floor there are two double bedrooms and a good sized bathroom. The property also benefits from double glazing, central heating and a rear enclosed yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor.

Directions

Proceed East along Warwick Road. Turn right onto Greystone Road and continue on this road which leads onto Brook Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

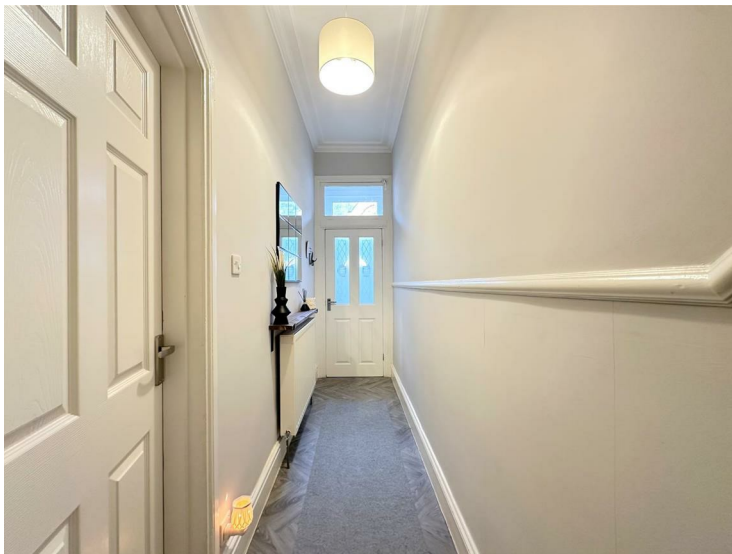
Entrance Vestibule

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

Hallway



Incorporating a radiator, coving to the ceiling and stairs to the first floor.



Dining Lounge 25'9" x 10'6" (7.870m x 3.221m)



Incorporating a double glazed window to front, double glazed window to rear, two radiators, under stair storage cupboard and coving to the ceiling.



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Breakfast Kitchen 15'5" x 6'10" (4.720m x 2.102m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, 1.5 sink unit with mixer tap, plumbing for a washing machine and plumbing for a dishwasher. Two double glazed windows to side, door to side, double glazed french doors to rear, tiled floor, laminate floor, radiator and panelled ceiling.



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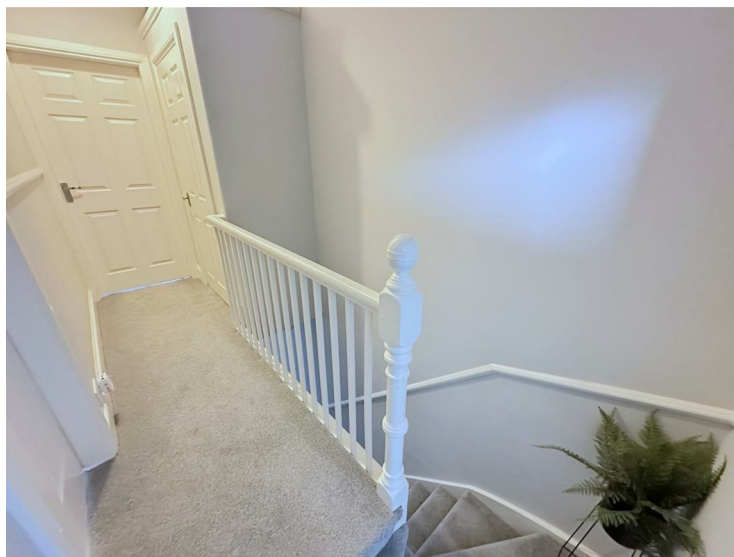
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First Floor Landing



Incorporating a built in storage cupboard, loft access and skylight.

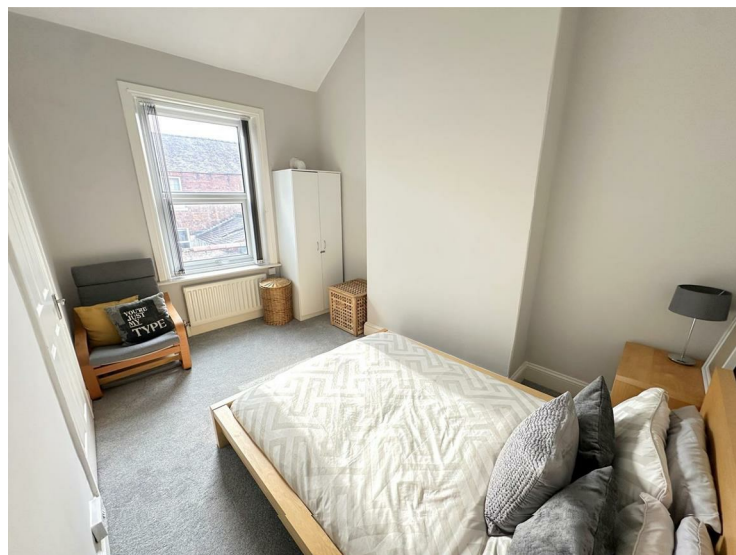


Bedroom One 14'10" x 12'5" (4.544m x 3.802m)

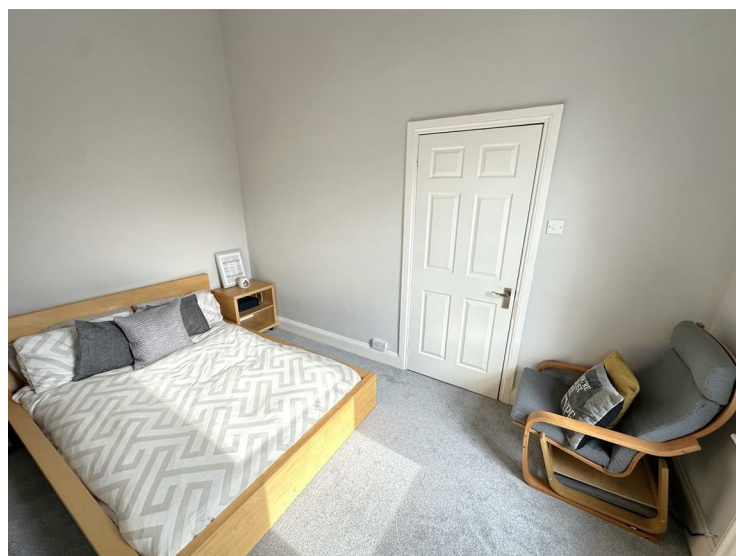
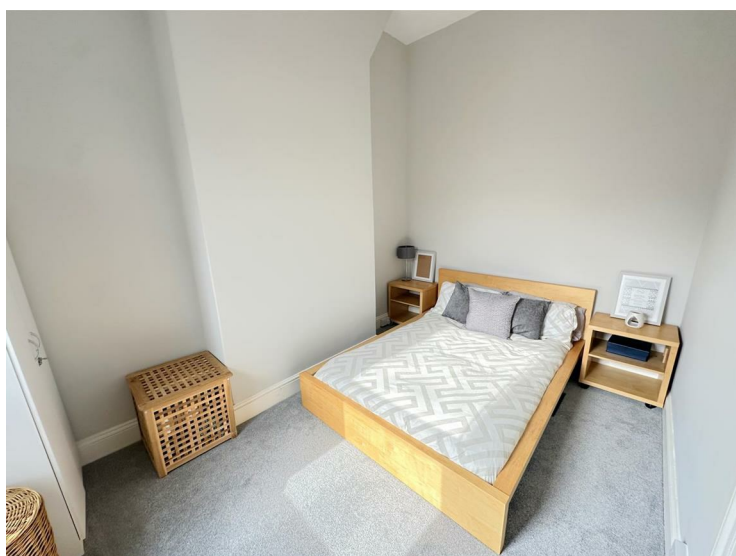


A double bedroom incorporating two double glazed windows to front and two radiators.





Bedroom Two 12'11" x 8'10" (3.956m x 2.695m)

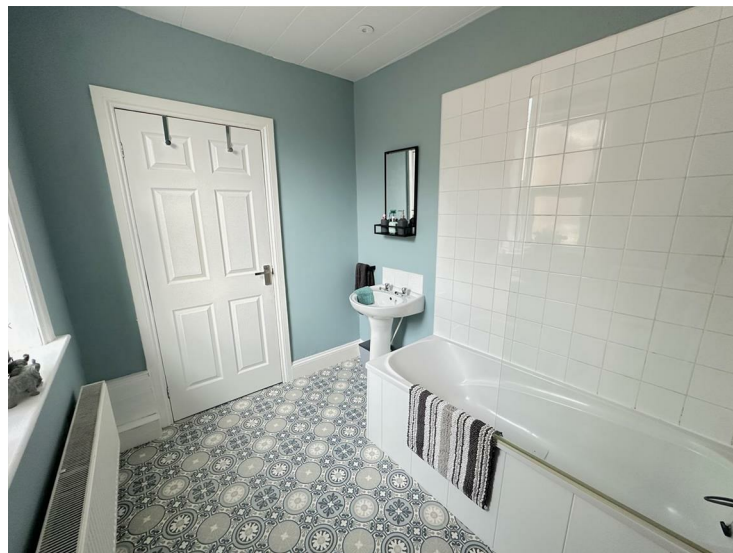


A double bedroom incorporating a double glazed window to rear, radiator and a built in storage cupboard housing the boiler.

Bathroom 8'7" x 6'10" (2.641m x 2.089m)



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas, panelled ceiling, inset ceiling lights and extractor fan.

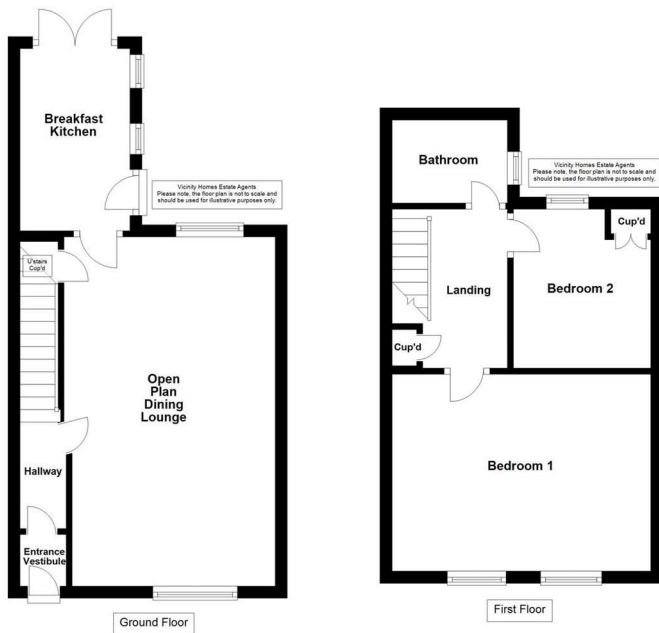


Outside



To the rear of the property there is an enclosed yard with an outside tap and gated access to the rear.

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/8509-8464-4729-2627-4163>

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

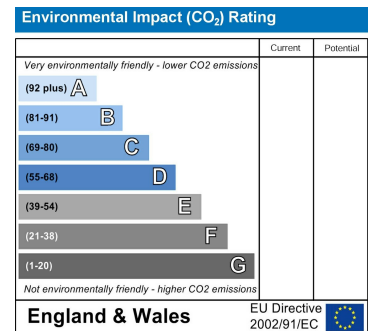
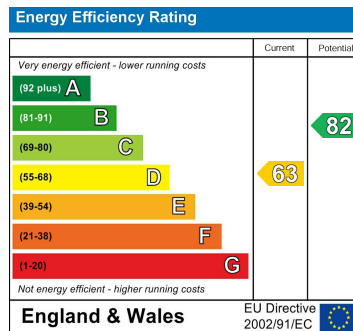
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



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