



71 Harrison Street, Carlisle, Cumbria, CA2 4ER

**Offers in the region of
£99,950**

Vicinity Homes are delighted to offer to the market this well presented, two bedroom mid terrace house situated within a popular residential area to the South 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 accommodation briefly comprises of a lounge and breakfast kitchen with two bedrooms and a shower room to the first floor. The property also benefits from double glazing, central heating, front forecourt and a rear yard with out buildings. 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 South along St Nicholas Street and turn left onto Regent Street. Turn right onto Gloucester Road and left onto Rose Street. Turn right onto Harrison Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Lounge 12'9" x 12'2" (3.906m x 3.722m)



Approached by a door to front, incorporating a double glazed window to front, radiator and laminate floor.



Breakfast Kitchen 12'1" x 8'8" (3.687m x 2.656m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, radiator, tiled floor, door to rear and panelled ceiling.

First Floor Landing



Incorporating loft access.

Bedroom One 12'10" x 12'2" (3.918m x 3.715m)



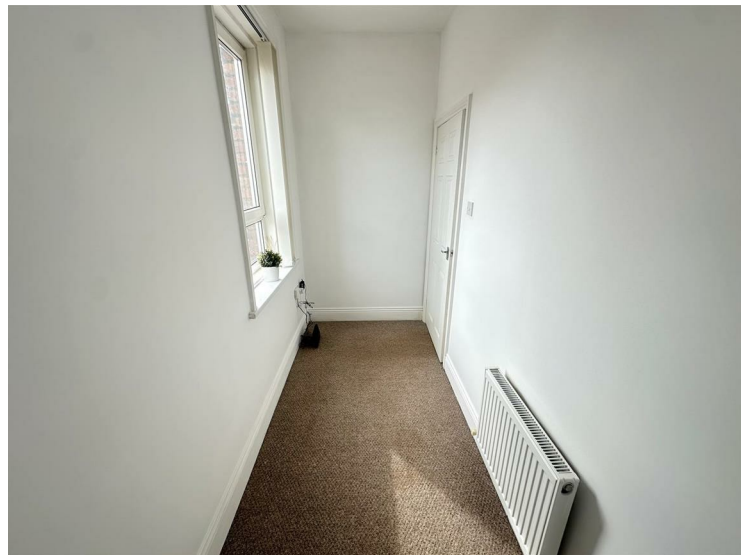
A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



Bedroom Two 10'11" x 4'5" (3.328m x 1.362m)



Incorporating a double glazed window to rear and a radiator.



Shower Room 7'2" x 3'11" (2.197m x 1.202m)



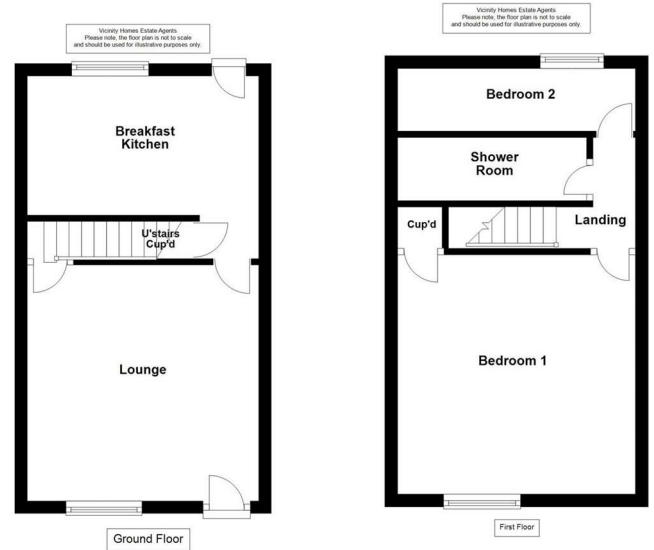
Incorporating a three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Extractor fan, inset ceiling lights, radiator, tiled floor, tiling to all walls and panelled ceiling.

Outside



The property is approached by a front forecourt. To the rear of the property there is an enclosed yard with two out buildings 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/0639-3054-7201-7895-3204>

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.

www.vicinityhomes.co.uk

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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.

