



108 Moorside Drive, Carlisle, CA1 3UE

Offers over £150,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated within the popular Gleeson Homes Moorside Place Development which is located to the South East of Carlisle City Centre. The property is close to a range of local amenities, popular Primary Schools, regular bus routes and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a modern dining kitchen with french doors to the rear garden. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. Turn left at the round about onto Garlands Road. Take the second turning onto Hunters Crescent and turn right onto Moorside Drive. Continue on this road heading into the Gleeson Homes Moorside Place Development. Continue up the hill turning left at the T junction. The property is situated on the right hand side.

Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



Lounge 15'1" x 9'11" (4.605m x 3.048m)



Incorporating a double glazed window to front, radiator and under stairs storage cupboard.



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Cloakroom/WC 5'4" x 3'2" (1.630m x 0.972m)



Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas and extractor fan.



Dining Kitchen 13'5" x 7'10" (4.107m x 2.390m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, double glazed french doors to rear and a radiator.



First Floor Landing

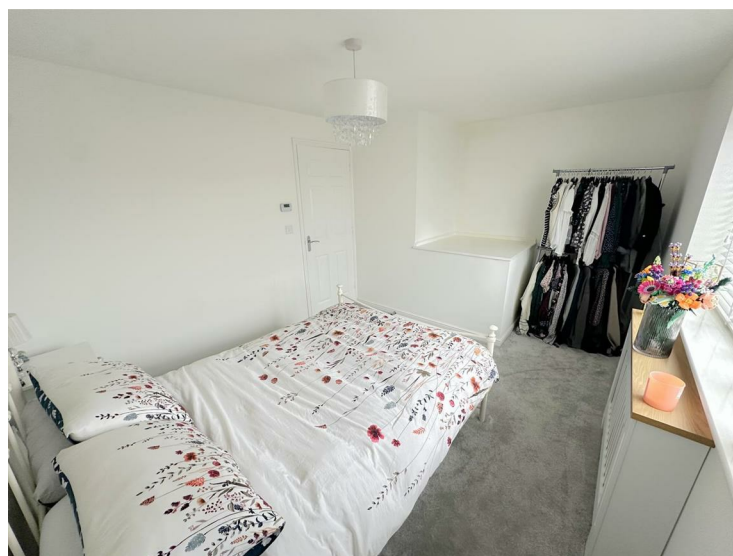
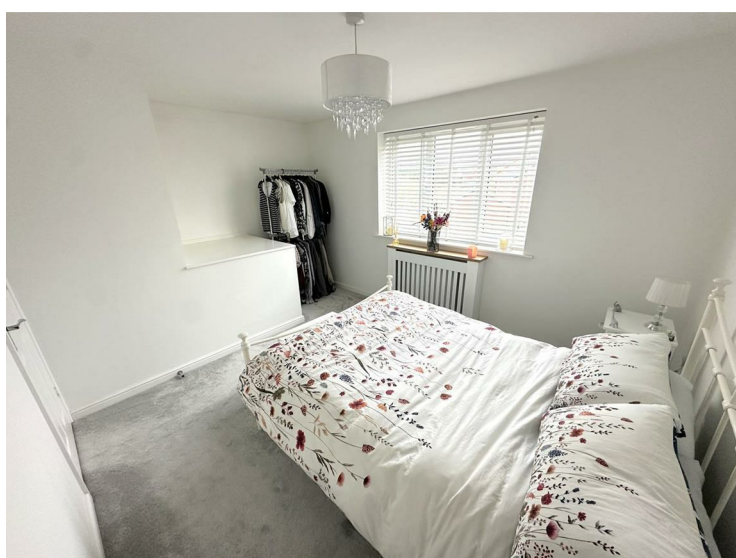


Incorporating a radiator and loft access.

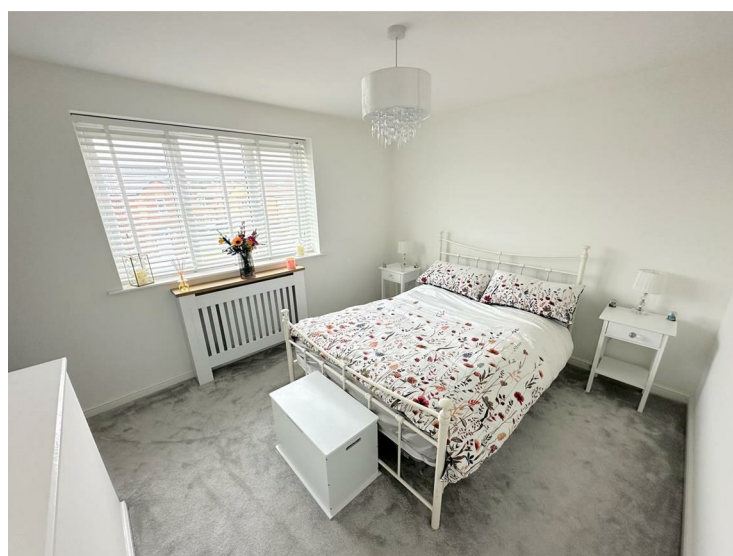




Bedroom One 13'6" max x 9'11" (4.128m max x 3.048m)



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



Bedroom Two 12'10" x 7'2" (3.929m x 2.204m)



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



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Bathroom 7'3" x 5'11" (2.227m x 1.810m)



Incorporating a modern three piece suite comprising of a bath with shower attachment & shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiling to all walls and extractor fan.

Outside



The property is approached by a front lawn area and on site parking leading down the side of the house for approximately two vehicles. To the rear of the property there is a good sized enclosed garden with grassed area, patio seating area and gated access to the front.



Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9294-3907-6302-2327-0200>

Council Tax

The property is in Council Tax Band C.

Tenure

The property is Freehold.

Estate Agents Note

Please note, we have been informed by the vendor there will be an annual development upkeep fee payable of £68.00.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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