



93 Moorside Drive, Carlisle, CA1 3TE

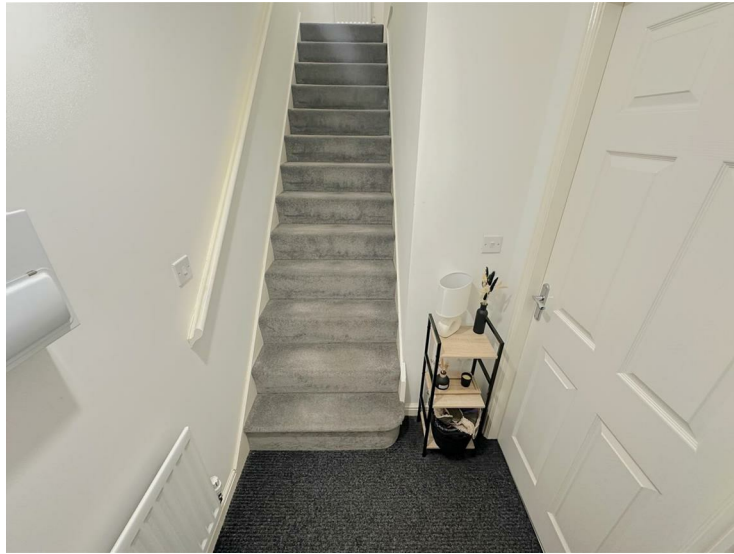
Offers over £150,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated on the popular Gleeson Homes Moorside Place Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has good access to the City Centre & M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a dining kitchen with french doors to the 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, garden to front and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer!

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. At the round about take the first left onto Garlands Road. Take the second left onto Hunters Crescent and turn right onto Moorside Drive. Continue straight ahead. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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

Lounge 15'2" x 9'10" (4.625m x 3.017m)



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



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Cloakroom/WC 5'7" x 3'2" (1.712m x 0.970m)



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

Dining Kitchen 13'5" x 7'10" (4.094m x 2.398m)



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, splash backs, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear and a radiator.



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First Floor Landing



Incorporating loft access and a radiator.



Bedroom One 10'1" x 9'11" (3.084m x 3.029m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

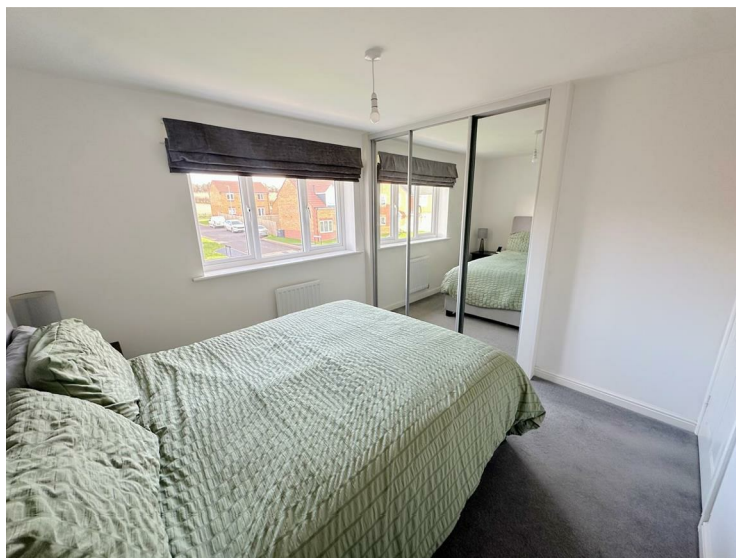


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Bedroom Two 12'11" x 7'3" (3.952m x 2.221m)



Bathroom 7'4" x 5'10" (2.245m x 1.802m)



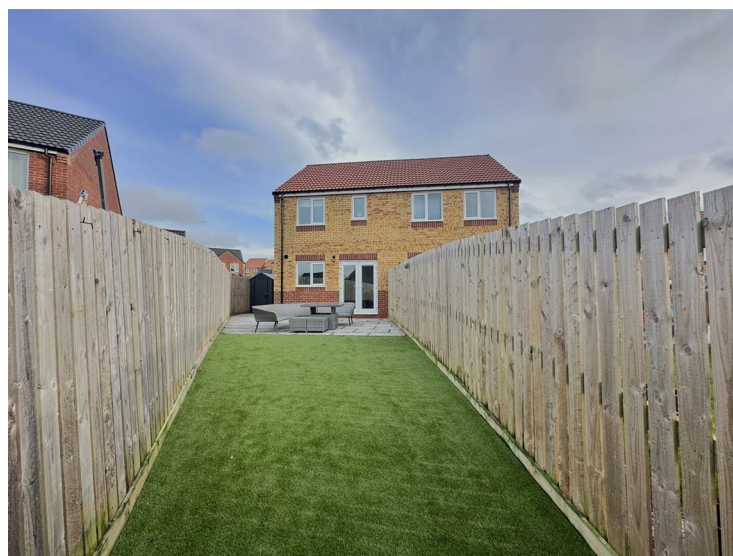
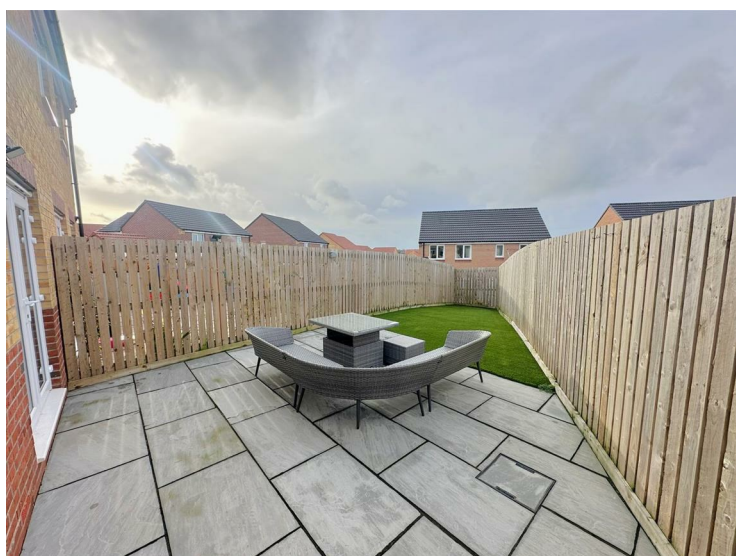
A double bedroom incorporating a double glazed window to rear and a radiator.



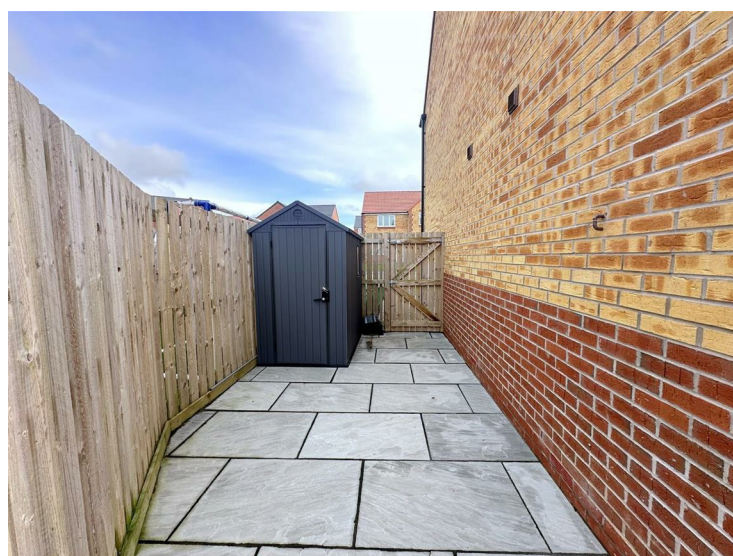
Incorporating a modern three piece suite comprising of a bath with shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas and extractor.



Outside



The property is approached by on site parking for two vehicles. There is also a lawn area and gated access to the rear garden. To the rear of the property there is a landscaped garden with patio seating area, artificial grassed area and an outside tap.



Floor Plan



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

Tenure

The property is Freehold.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2304-5902-5382-1612-4214>

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, whilst there is no upkeep fee at present, we have been informed the development will have an upkeep fee once the development is finished.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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