



**118 Blackwell Road, Carlisle, CA2 4DT**

**Offers over £160,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom, bay fronted, mid terrace house situated in 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 is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge open to the dining room and a modern kitchen. To the first floor there are two double bedrooms and a spacious & modern four piece family bathroom. To the second floor there is an attic double bedroom with storage into the eaves. The property also benefits from double glazing, central heating, front forecourt and rear enclosed yard with double gated access and out buildings. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

## Directions

From Carlisle City Centre proceed South along St Nicholas Street and continue straight ahead at the five road ends round above onto Blackwell Road. The property is situated on the right hand side and can be identified by our "For Sale".

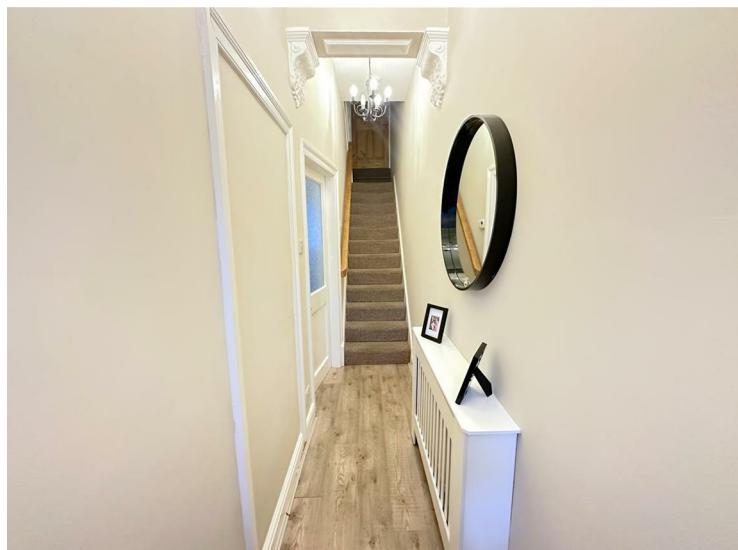
## Entrance Vestibule

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

## Hallway



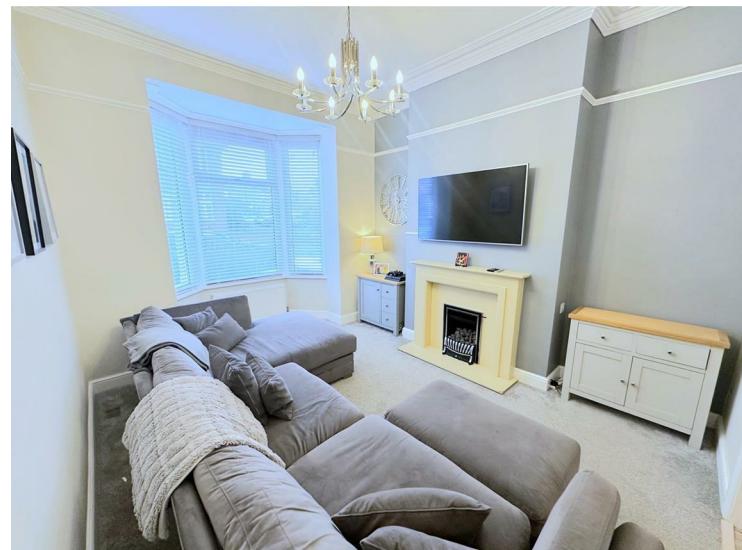
Incorporating a radiator, laminate floor, coving to the ceiling and stairs to the first floor.



## Lounge 15'5" x 11'6" (4.722m x 3.508m)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling and a feature fireplace.





**Dining Room 13'3" x 11'11" (4.051m x 3.650m)**



Incorporating a double glazed window to rear, radiator and laminate floor.

### [Kitchen 12'4" x 7'8" \(3.765m x 2.352m\)](#)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to side, door to side, inset ceiling lights and under stairs storage cupboard.



### [First Floor Landing](#)

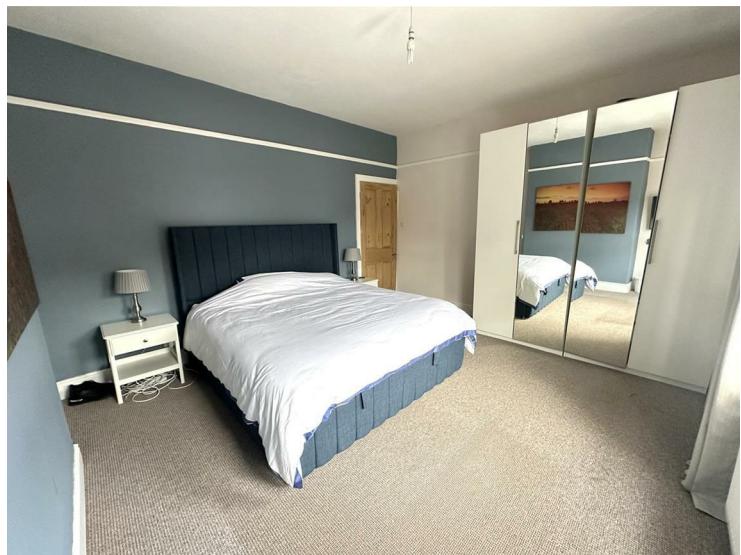


Incorporating a double glazed skylight to rear, radiator and stairs to the Attic Bedroom.





**Bedroom One 15'1" x 12'10" (4.600m x 3.912m)**



A double bedroom incorporating two double glazed windows to front and a radiator.

**Bedroom Two 13'2" x 9'5" max (4.020m x 2.877m max)**



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



**Bathroom 12'6" x 7'10" (3.832m x 2.400m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator with towel rail, tiling to all walls, tiled floor, inset ceiling lights and extractor fan.



[Attic Bedroom 17'10" max x 13'11" max \(5.440m max x 4.252m max\)](#)



Incorporating a double glazed skylight to rear, radiator and built in storage cupboards into the eaves.





## Outside



The property is approached by a front forecourt. To the rear of the property there is an enclosed yard with double gated access, outside tap and two out buildings.

## 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/0343-2871-7078-9628-7211>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band B.

## 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.

