



**33 Mossrigg, Carlisle, CA2 6PN**

**Offers in the region of  
£79,950**

Vicinity Homes are delighted to offer to the market this two double bedroom mid link house situated within a popular residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, dining lounge, kitchen, passage way, front vestibule and covered area leading to the out building. To the first floor there are two double bedrooms and a shower room. The property also benefits from double glazing, block paved on site parking and gardens to front and rear. This property does require modernisation which is reflected in the asking price. Viewing is highly recommended to appreciate the accommodation on offer. An ideal purchase for first time buyers or an investor. The property is offered to the market with no onward chain.

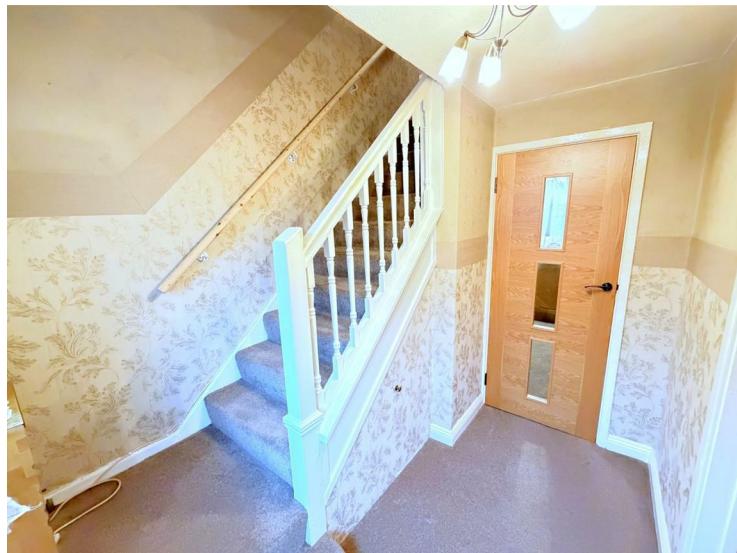
## Directions

Proceed West along Wigton Road heading towards the outskirts of Carlisle. Turn left onto Westrigg Road and left at the T junction onto Newlaithes Avenue. Turn left onto Mossrigg. The property is situated on the right hand side and can be identified by our "For Sale" sign.

## Entrance Hallway



Approached by a door to front, incorporating a double glazed obscured window to front, wall mounted gas heater, under stairs storage cupboard and stairs to the first floor.



## Kitchen 9'8" x 7'0" (2.969m x 2.150m)



Incorporating a range of fitted wall and base units with work surface over, sink unit with mixer tap and plumbing for a washing machine. Double glazed window to rear, built in storage cupboard and panelled ceiling.



## Passage Way

Incorporating a built in storage cupboard and panelled ceiling.

## Front Vestibule

Incorporating a door to front and panelled ceiling.

## Rear Porch/Covered Area

Incorporating a door to the garden and access into the out building.

## Out Building

Incorporating a window to rear.

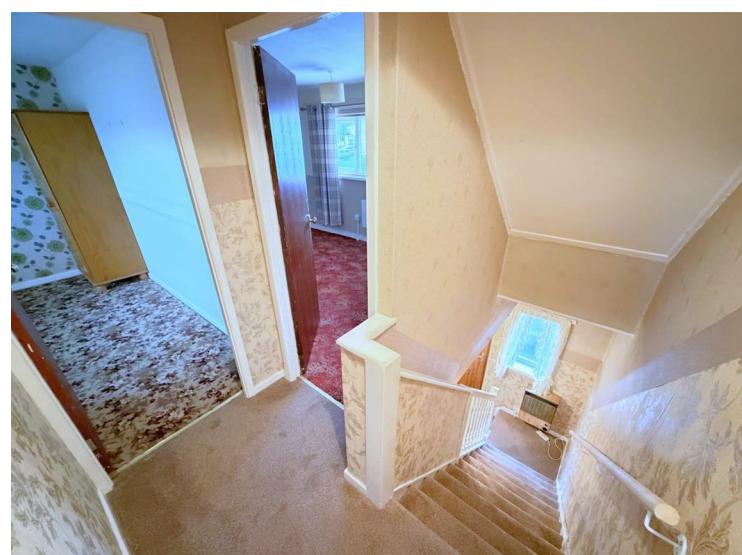
[Dining Lounge 18'7" x 11'2" \(5.682m x 3.407m\)](#)



Incorporating a double glazed window to front, double glazed window to rear, coving to ceiling and feature fireplace.



[First Floor Landing](#)



Incorporating loft access.

**Bedroom One 15'2" x 9'0" (4.629m x 2.749m)**



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



**Bedroom Two 9'10" x 9'6" (3.019m x 2.900m)**



A double bedroom incorporating a double glazed window to rear and built in storage cupboard.



**Shower Room 6'3" x 5'6" (1.920m x 1.701m)**



**Outside**



Incorporating a three piece suite comprising of a shower, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls and panelled ceiling.

The property is approached by a block paved parking area and patio seating areas. To the rear of the property there is an enclosed garden with artificial grass areas and garden shed.



## Floor Plan



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

## EPC Band TBC

The EPC has been ordered. More information to follow.

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band A.

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC