



**14 Bower Street, Carlisle, CA2 7DG**

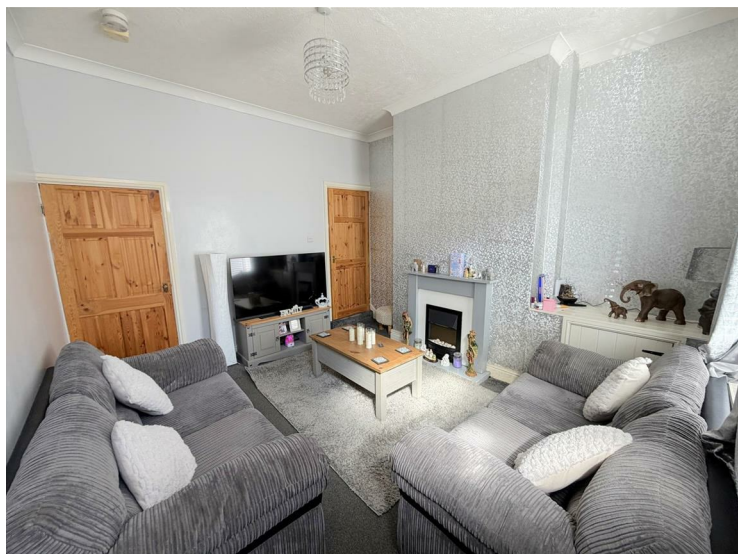
**Offers over £90,000**

Vicinity Homes are delighted to offer to the market this spacious, two bedroom mid terrace house on a popular side street to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools, The Cumberland Infirmary and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of a lounge, dining room, kitchen, rear hallway and bathroom. To the first floor there are two bedrooms, en suite shower room and a separate WC. The property also benefits from double glazing, central heating and a rear enclosed yard. Viewing is highly recommended to appreciate the size of the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor. The property is offered to the market with no onward chain.

### Directions

Proceed West along Castle Way. Take the second exit onto Wigton Road. Continue on this road. Turn right onto Bower Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

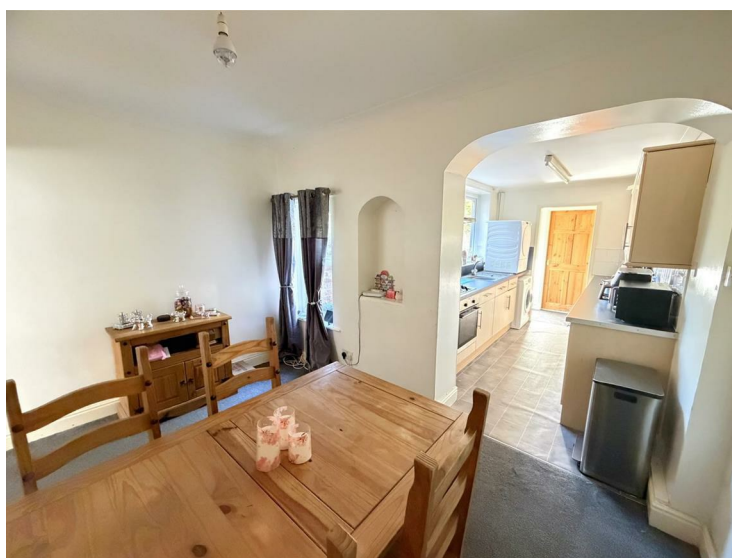
### Lounge 13'2" x 10'5" (4.036m x 3.195m)



Approached by a door to front, incorporating a double glazed window to front, radiator and coving to the ceiling.



### Dining Room 12'1" x 8'4" (3.690m x 2.559m)



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



**Kitchen 10'9" x 7'0" (3.293m x 2.158m)**



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 side and coving to the ceiling.

**Rear Hallway**

Incorporating a door to side and space for a fridge/freezer.

**Bathroom 7'1" x 5'8" (2.160m x 1.749m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator and tiled splash areas.

**First Floor Landing**

**Bedroom One 13'3" max x 10'10" max (4.042m max x 3.317m max)**



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

**Bedroom Two 8'9" max x 8'5" (2.691m max x 2.571m)**



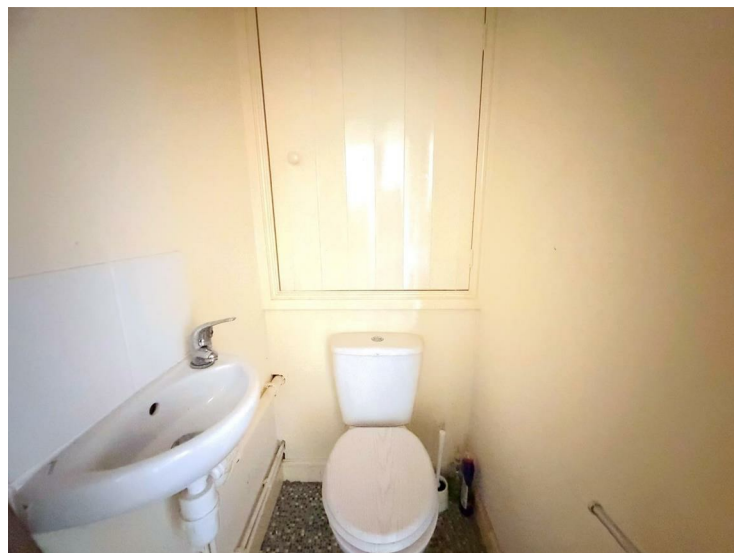
**En Suite Shower Room 6'0" max x 4'11" max (1.854m max x 1.500m max)**



Incorporating a shower cubicle, pedestal wash hand basin, heated towel rail, splash boards and extractor fan.

Incorporating a double glazed window to rear and a radiator.

**Separate WC 3'4" x 2'11" (1.023m x 0.912m)**



Incorporating a wash hand basin, WC, tiled splash areas and a built in storage cupboard housing the boiler.

## Outside



To the rear of the property there is an enclosed yard.



## 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/2170-2024-3160-0008-3105>

### 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](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.

[www.vicinityhomes.co.uk](http://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](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.

