



**9 Mayfield Avenue, Carlisle, Cumbria, CA1 3NB**

**Offers over £120,000**

Vicinity Homes are delighted to offer to the market this spacious, three bedroom semi detached house situated within 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 M6 & the City Centre. The accommodation briefly comprises of an entrance hallway, kitchen, passage way with stores & WC, lounge and dining room. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking and garden to rear. The property does require further modernisation which is reflected in the asking price. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for first time buyers, buy to let investors or a family.

### Directions

Proceed South along London Road. Turn left onto Cumwhinton Road and left onto Edgehill Road. Turn left onto Lingmoor Way, follow the road to the bottom and round the right hand bend onto Mayfield Avenue. 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, double glazed window to side, radiator, stairs to the first floor and under stairs storage area.

### Kitchen 10'6" x 8'5" (3.203m x 2.566m)



Incorporating a range of fitted wall and base units with work surface over, oven point, sink unit and tiled splash areas. Plumbing for a washing machine, double glazed window to side, double glazed window to rear, built in storage cupboard and door to side.

### Passage Way 11'8" x 2'11" (3.580m x 0.907m)

Incorporating a door to front and door to rear.

### Store 5'2" x 5'7" (1.589m x 1.710m)

Incorporating a window to front, tap, power and lighting.

### Store 5'1" x 2'9" (1.570m x 0.854m)

### WC 5'2" x 2'9" (1.575m x 0.839m)

Incorporating an obscured window to rear and a WC.

### Lounge 14'3" x 10'6" (4.359m x 3.219m)



Incorporating a double glazed window to front, radiator and feature fireplace.

### Dining Room 11'9" x 10'6" (3.599m x 3.219m)



Incorporating a double glazed window to rear, radiator and feature fireplace. This room is currently being used as a bedroom.

### First Floor Landing

Incorporating a double glazed window to side and loft access.

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**Bedroom One 11'10" x 10'6" (3.610m x 3.212m)**



A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and feature fireplace.

**Bedroom Two 10'7" x 9'7" min (3.249m x 2.938m min)**



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

**Bedroom Three 9'2" max x 7'5" max (2.802m max x 2.285m max)**

Incorporating a double glazed window to front and a radiator.

**Bathroom 6'10" x 5'6" (2.096m x 1.681m)**



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash boards and panelled ceiling.



**Outside**



The property is approached by block paved on site parking for approximately two vehicles. To the rear of the property there is a good sized enclosed garden with grassed area.



**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.

**Floor Plan**



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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	