Vicinity Homes

ESTATE AGENTS & VALUERS

VH

14 Fulford Walk, Carlisle, CA3 9RA

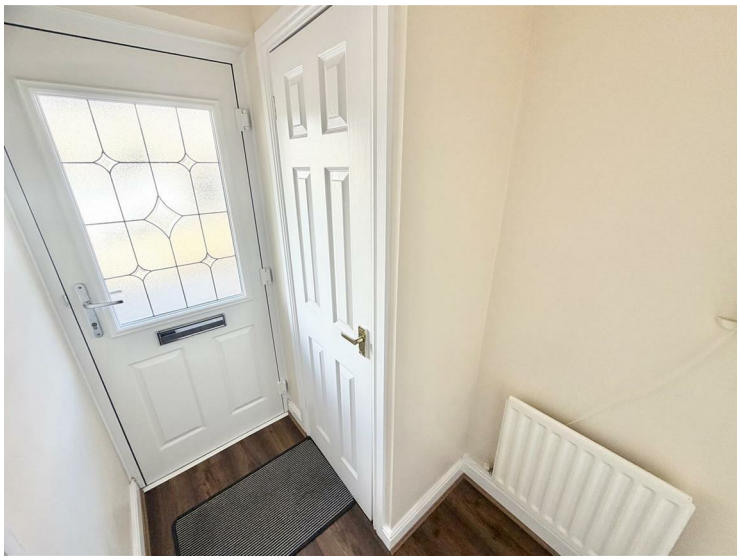
Offers in the region of £130,000

Vicinity Homes are delighted to offer to the market this immaculately presented and modernised, two bedroom mid link house situated within a popular residential area to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre & the Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern kitchen and dining lounge with french doors to the garden. To the first floor there are two bedrooms and a modern shower room. The property also benefits from double glazing, central heating, block paved on site parking for one vehicle and a low maintenance rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor.

Directions

Proceed North up Stanwix Bank, turn left at the traffic lights onto Etterby Street. Continue on this road, up the hill past Austin Friars School. Turn left onto Gleneagles Drive which leads into Etterby Park. Turn left onto Fulford Walk. 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 laminate floor, radiator and built in storage cupboard.

Kitchen 8'8" x 5'6" (2.647m x 1.698m)

Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob. Sink unit with mixer tap, plumbing for a washing machine, double glazed window to front, radiator, laminate floor, extractor fan and space for an under counter fridge.

Dining Lounge 13'7" max x 12'5" max (4.154m max x 3.787m max)

Incorporating double glazed french doors to rear, radiator, laminate floor, under stairs storage area and stairs to the first floor.

www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk

First Floor Landing

Incorporating laminate floor and loft access.

Bedroom One 13'7" max x 10'0" min x 9'0" (4.162m max x 3.058m min x 2.750m)

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

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Bedroom Two 8'11" x 6'8" (2.729m x 2.039m)

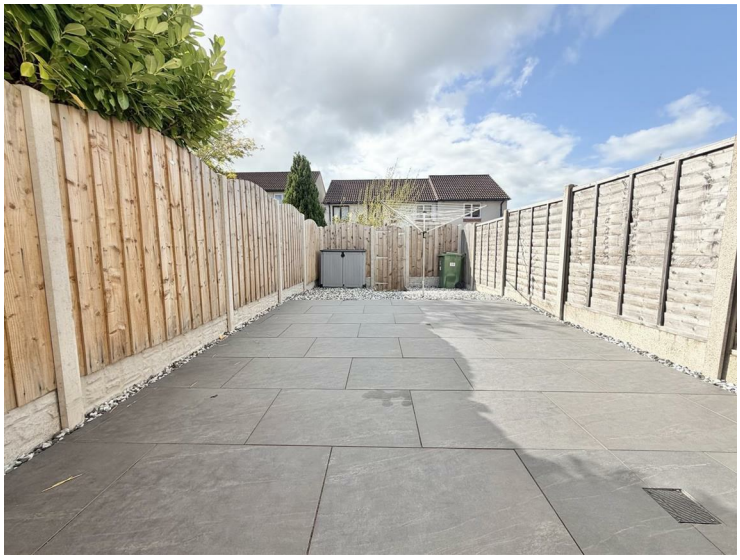
Incorporating a double glazed window to front, radiator and laminate floor.

Shower Room 6'6" x 5'5" (1.994m x 1.659m)

Incorporating a modern three piece suite comprising of a walk in shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, laminate floor, splash boards and extractor fan.

Outside

The property is approached by block paved on site parking for one vehicle and a shilled area. To the rear of the property there in a low maintenance garden with patio seating area, shillied area and gated access to the rear lane.



Floor Plan

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

EPC Band C

https://find-energy-certificate.service.gov.uk/energy-certificate/8611-6124-5350-9778-8906

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

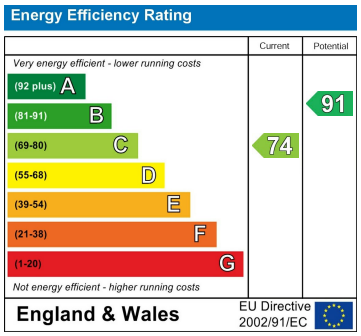
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

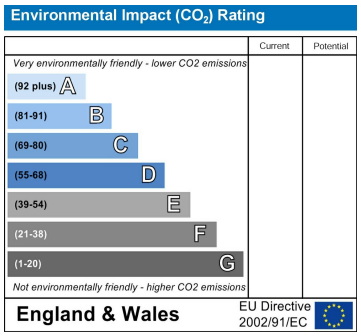
Mailing List

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.





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