Vicinity Homes

ESTATE AGENTS & VALUERS

VH









**6 Bower Street, Carlisle, CA2 7DG** **Offers over £90,000**

Vicinity Homes are delighted to offer to the market this well presented, two double bedroom terraced 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 City Centre & the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of a lounge, kitchen and shower room. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating and a good sized rear enclosed yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

## Directions

From Carlisle City Centre proceed West along Wigton Road. Turn right onto Bower Street. Continue on this road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

## Lounge 13'3" x 12'1" (4.049m x 3.687m)







Approached by a door to front, incorporating a double glazed window to front, radiator, exposed floor boards, coving to the ceiling, built in storage cupboard and feature fireplace.



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

## Kitchen 12'1" x 8'4" (3.689m x 2.558m)





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, 1.5 sink unit with mixer tap, plumbing for a washing machine, integrated fridge and integrated freezer. Double glazed window to rear, radiator, door to rear, under stairs storage cupboard, inset ceiling lights and coving to the ceiling.



## Shower Room 10'9" x 4'3" (3.301m x 1.300m)



Incorporating a three piece suite comprising of a double shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Two double glazed obscured windows to side, radiator, tiled splash areas, splash boards, inset ceiling lights and coving to the ceiling.





**First Floor Landing**
Incorporating loft access.

**Bedroom One 13'4" x 12'2" (4.067m x 3.716m)**





A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.

## Bedroom Two 12'1" max x 8'4" (3.697m max x 2.563m)





A small double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



## Outside



To the rear of the property there is a good sized yard with patio seating areas, raised flower & shrub beds and garden shed.

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## 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/7736-9521-0600-0373-6296

## 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

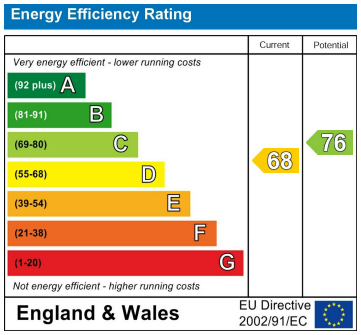
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

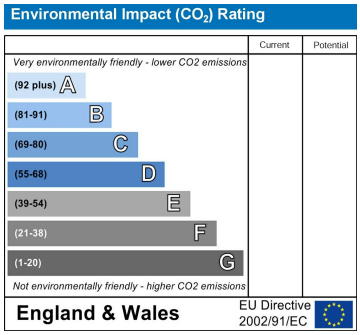
## Mailing List

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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