Vicinity Homes

ESTATE AGENTS & VALUERS

VH









35 Clift Street, Carlisle, CA2 7PQ

Offers in the region of £115,000

Vicinity Homes are delighted to offer to the market this modernised, two double bedroom mid terrace house situated on a popular side street to the West of the City Centre & within walking distance to The Cumberland Infirmary. 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 City Bypass providing transport links to the M6 Motorway. The accommodation has been modernised by the current vendors and briefly comprises of a lounge, new kitchen, inner hallway, rear porch and a new bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard. 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. The property is offered to market with no onward chain.

Directions

From Carlisle City Centre proceed West along Castle Way and onto Newtown Road. Turn right onto Clift Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 12'2" x 11'10" (3.711m x 3.620m)



Approached by a door to front, incorporating a double glazed window to front and a radiator. Stairs to the first floor.







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T: 01228 599011
E: sales@vicinityhomes.co.uk

Kitchen 10'5" x 8'3" (3.185m x 2.535m)





Incorporating a range of newly fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, sash window to rear, radiator, laminate floor, built in storage cupboards, space for a fridge/freezer and under stairs storage cupboard.



Inner Hallway

Incorporating laminate floor and door to side.

Bathroom 9'6" x 5'5" (2.903m x 1.671m)



Incorporating a new three piece suite comprising of a bath with mixer tap, waterfall shower over & attachment, wash hand basin set to vanity unit and WC. Two double glazed obscured windows to side, heated towel rail and splash backs.

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Rear Porch 5'8" x 3'8" (1.746m x 1.120m)
Incorporating a door to rear,

First Floor

Bedroom One 11'9" x 12'2" (3.597m x 3.710m)





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



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Bedroom Two 10'10" x 8'4" (3.316m x 2.545m)





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



Outside



The property is approached by a front forecourt with shillied area. To the rear of the property there is a good sized rear yard with an outside tap, shed and gated access to the rear.



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/0224-1211-6806-7722-0304

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.



