Vicinity Homes

ESTATE AGENTS & VALUERS

VH









33 Mossrigg, Carlisle, CA2 6PN

Offers in the region of £145,000

Vicinity Homes are delighted to offer to the market this modernised, two double bedroom mid link house situated in a popular residential area to the West 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 Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, new kitchen, passage way, utility and a dining lounge with double glazed french doors to the rear garden. To the first floor there are two double bedrooms and a new bathroom. The property also benefits from double glazing, central heating, shillied parking space, front garden and landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

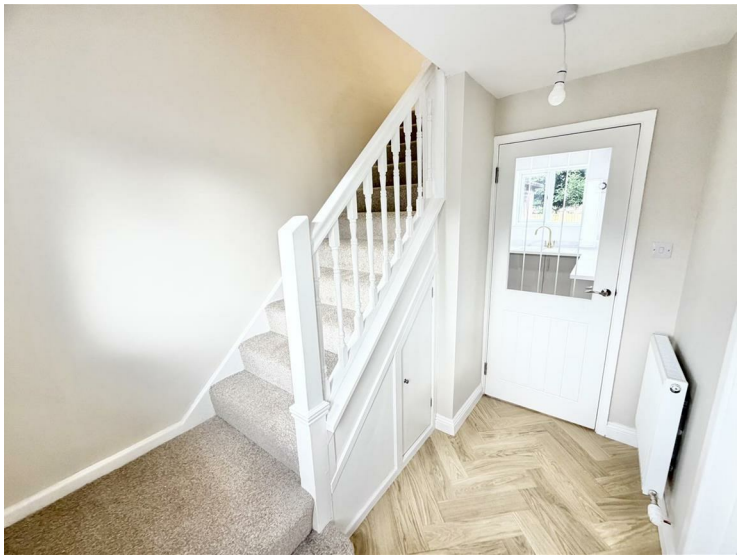
Directions

Proceed West along Castle Way and onto Wigton Road. Turn left onto Westrigg Road and left again onto Stonegarth. Turn right onto Westrigg Road. 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 a double glazed obscured window to front, radiator, under stairs storage cupboard and stairs to the first floor.



Kitchen 9'9" x 7'1" (2.977m x 2.160m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, inset ceiling lights, extractor fan, double glazed window to rear, radiator and built in storage cupboard.



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Passage Way



Incorporating a door to front, modern fitted base units with complementary work surface over, store area with power point and inset ceiling lights.

Rear Hallway

Incorporating a door to side, power and lighting.

Utility Room 5'2" x 5'2" (1.594m x 1.579m)



Incorporating plumbing for a washing machine, double glazed window to rear, power and lighting.

Dining Lounge 18'6" x 11'1" (5.651m x 3.401m)





Incorporating a double glazed window to front, double glazed french doors to rear and a radiator.



First Floor Landing



Incorporating loft access.

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Bedroom One 15'2" x 9'0" (4.624m x 2.744m)





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



Bedroom Two 10'3" x 9'5" (3.131m x 2.874m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard housing the boiler.

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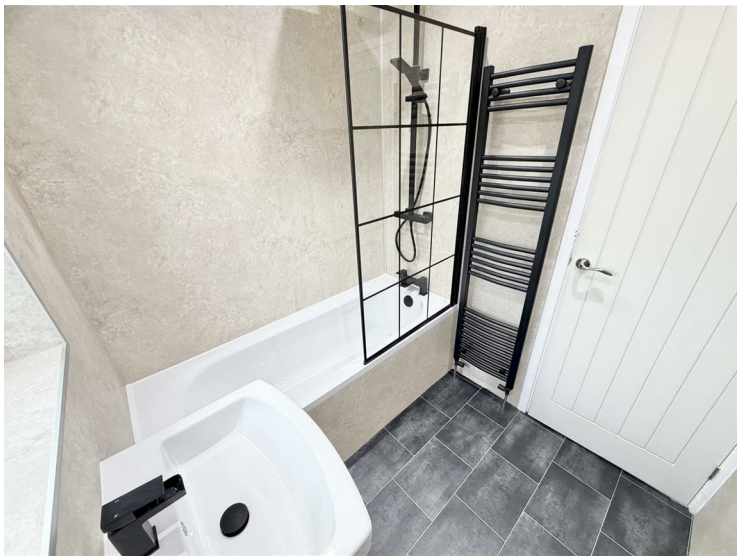




Bathroom 6'3" x 5'6" (1.911m x 1.696m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards, inset ceiling lights and extractor fan.



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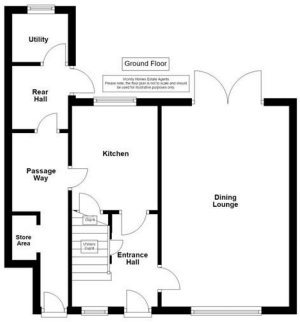
Outside

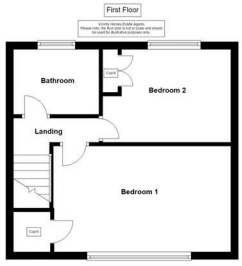




The property is approached by double gates with access to a shillied parking space and patio area. To the rear of the property there is a good sized landscaped garden with a patio seating area, lawn area, shillied area, outside tap and outside power point.

Floor Plan





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

EPC Band TBC

The EPC has been ordered. More details to follow.

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Tenure
The property is Freehold.

Council Tax
The property is in Council Tax Band A.

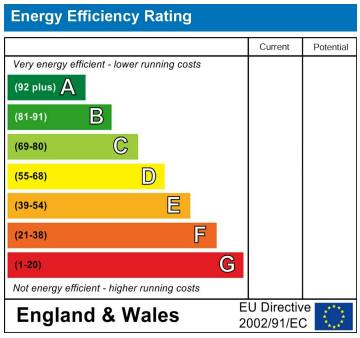
Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

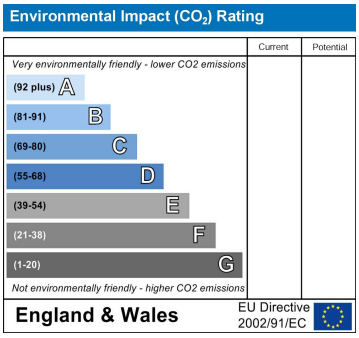
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We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from 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.

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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.

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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