

Cumbrian Properties

26 Moorside Drive, Carleton Grange



Price Region £145,000

EPC-C

Semi-detached freehold property | Gardens & driveway
1 reception | 3 bedrooms | 1 bathroom
Cul-de-sac location | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 26 MOORSIDE DRIVE, CARLETON GRANGE, CARLISLE

This three bedroom, freehold, semi-detached property offers gardens and parking and is situated in a quiet cul-de-sac in the popular area of Carleton Grange. Offering plenty of living space, the double glazed, and gas central heated accommodation comprises entrance hall with a handy ground floor cloakroom, lounge with open staircase to the first floor leading into a spacious dining kitchen with French doors leading out to the rear garden. To the first floor there are two double bedrooms both with fitted wardrobes and a single bedroom/office with built-in storage. There is also a three piece family bathroom. Externally the front of the property has driveway parking for one vehicle and to the rear of the property is a generously sized lawned garden with patio seating area. Carleton Grange is a popular area to the east of Carlisle in close proximity to local shops and schools and on regular bus routes to the city centre and with excellent transport links to Junction 42 of the M6. The property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Double glazed window, radiator, wood effect flooring and doors to the ground floor cloakroom and lounge.

GROUND FLOOR CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC. Frosted glazed window, radiator and wood effect flooring.

LOUNGE (15'3 max x 14' max) Double glazed window to the front, two radiators, gas fire, open staircase to the first floor and door to the dining kitchen.



LOUNGE

DINING KITCHEN (14' x 8') Fitted kitchen incorporating electric oven and four burner gas hob with extractor hood above, plumbing and space for washing machine, space for undercounter appliance. Tiled splashbacks, tiled flooring, radiator, double glazed window to the rear, built-in understairs storage cupboard and French doors to the rear garden.

3/ 26 MOORSIDE DRIVE, CARLETON GRANGE, CARLISLE



DINING KITCHEN

FIRST FLOOR

LANDING Double glazed window and doors to all bedrooms and bathroom.

BEDROOM 1 (13'6 x 8') Fitted wardrobes, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (9'9 max x 8' max) Fitted wardrobes, double glazed window to the rear, radiator and access to the loft.



BEDROOM 2

4/ 26 MOORSIDE DRIVE, CARLETON GRANGE, CARLISLE

BEDROOM 3 (10' x 5'4) Built-in storage cupboard housing the boiler, double glazed window to the front and radiator.



BEDROOM 3

BATHROOM (5'9 x 5'6) Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Frosted glazed window, radiator and tile effect flooring.



BATHROOM

OUTSIDE To the front of the property is a small lawned garden and tarmac driveway providing off-street parking. To the rear of the property is a lawned garden with patio seating area, garden shed, external water supply and gate providing pedestrian access to the front of the property.



REAR GARDEN

5/ 26 MOORSIDE DRIVE, CARLETON GRANGE, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

