

Cumbrian Properties

76 Moorhouse Road, Belle Vue



Price Region £185,000

EPC-

Semi-detached property | Driveway & garage
3 reception rooms | 3 bedrooms | 1 bathroom
Gardens | No onward chain

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2/ 76 MOORHOUSE ROAD, BELLE VUE, CARLISLE

This three bedroom, three reception room, semi detached property, is situated in a popular location to the west of the city. This property boasts front and rear gardens, driveway, and garage. Double glazed and gas centrally heated, the property offers plenty of living space with a spacious entrance hall, bay fronted lounge with original tiled fireplace, sitting room which also benefits from an original tiled fireplace and French doors leading into the office/sunroom. The galley kitchen and utility to the side of the property, provide enough space for all your kitchen needs, along with potential to knock into the sitting room to create a spacious open plan dining kitchen/family room. There is also a handy ground floor cloakroom. To the first floor, there is a master bay double bedroom, second double bedroom with fitted storage and a single bedroom/office. There is a spacious three piece shower room with enough space to install a bath if required. Externally, to the front of the property, there is a lawned garden along with driveway parking leading up to the single garage. To the rear of the property, is a colourful floral garden, with garden pond, greenhouse, and patio. Located within easy walking distance of the popular Belle Vue Primary School, local parks, and bus stops, with excellent access to the western bypass and the Cumberland Infirmary. The property would make a substantial family home and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Doors leading through to the lounge, sitting room, staircase to the first floor, frosted glazed window, understairs storage cupboard and radiator.



ENTRANCE HALL

LOUNGE (14' max x 12' max) Original tiled fireplace housing an open fire, double glazed window to the front, coving to the ceiling and radiator.



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SITTING ROOM (13' max x 11'6 max) Original tiled fireplace housing an open fire, built in storage display cabinets, radiator, door to the kitchen and French door to the office/sunroom.



SITTING ROOM

OFFICE / SUNROOM (9'8 x 7') Double glazed window to the rear, double glazed Velux, and radiator.



OFFICE / SUNROOM

KITCHEN (8' x 6'3) Fitted kitchen incorporating freestanding gas hob, oven & grill with extractor hood above, stainless steel sink unit with mixer tap and space for two undercounter appliances. Tiled splashbacks, understairs storage, frosted glazed window, radiator, double glazed window to the side and opening to the utility area.



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UTILITY (10'6 max x 9'9 max) Storage units, plumbing for washing machine and tumble dryer, boiler, double glazed window to the side, double glazed Velux, UPVC door to the rear garden, door leading to the ground floor cloakroom.

CLOAKROOM Two piece suite comprising W/C and wash hand basin. Radiator and frosted glazed window.



UTILITY / CLOAKROOM

FIRST FLOOR

LANDING Doors to all bedrooms and bathroom, double glazed window.

BEDROOM 1 (14' max x 12' max) Double glazed bay window to the front and radiator.



BEDROOM 1

BEDROOM 2 (13' x 12' max) Built-in storage cupboard, double glazed window to the rear and radiator.



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BEDROOM 3 (7'8 x 6') Double glazed window to the front and radiator.

BATHROOM (8' x 6') Three piece suite comprising walk-in shower cubicle, wash hand basin and W/C. Built in storage, frosted glazed window, radiator, and access to the loft.



BEDROOM 3



BATHROOM

OUTSIDE To the front of the property is a lawned garden with mature trees and shrubs, driveway, and garage. To the rear of the property, is a generous garden including patio area, greenhouse, garden pond and mature trees and plants.



FRONT



REAR



GARDEN

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed that the property is in 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.



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