

# Cumbrian Properties

54 Greymoor Way, Kingstown



**Price Region £270,000**

**EPC-B**

Detached family home | Remaining NHBC warranty  
1 reception room | 4 double bedrooms | 2 bathrooms  
Landscaped gardens | Garage & parking

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A four bedroom, two bathroom, detached property situated to the north of the city close to junction 44 of the M6 motorway and a wealth of local amenities including infant and junior schools, M&S Food Hall, Asda, Morrisons, Next Home and Home Bargains. The immaculately presented accommodation briefly comprises entrance hall, spacious lounge, modern dining kitchen with French doors to the rear garden, utility and cloakroom. To the first floor there are four double bedrooms, master en-suite shower room and family bathroom. Landscaped front and rear gardens, tarmac driveway and garage.

The accommodation with approximate measurements briefly comprises:

**Composite front door into the entrance hall.**

**ENTRANCE HALL** UPVC double glazed window to the side, radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

**LOUNGE (17'5 x 13'5)** UPVC double glazed window to the front, two UPVC double glazed frosted windows to the side, radiator, understairs storage cupboard and door to dining kitchen.



LOUNGE

**DINING KITCHEN (13'5 x 12'7)** Fitted kitchen incorporating sink unit with mixer tap, electric oven, four ring gas hob with aluminium splashback and extractor hood above, plumbing for dishwasher, cupboard housing the boiler, wood effect vinyl flooring, radiator and UPVC double glazed windows to the rear garden. Door to utility.

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DINING KITCHEN

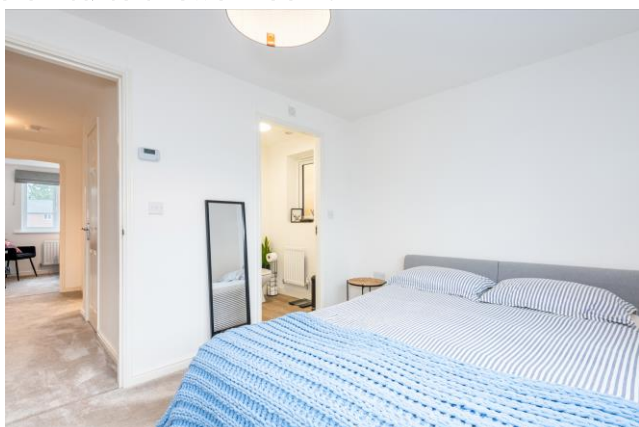
**UTILITY (6' x 6')** Fitted cupboards and worksurface incorporating a sink unit with mixer tap, plumbing for washing machine, wood effect vinyl flooring, radiator and frosted composite door to the rear garden. Door to cloakroom.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator and UPVC double glazed frosted window to the rear.

**FIRST FLOOR**

**LANDING** Radiator, loft access, storage cupboard, doors to bedrooms and family bathroom.

**BEDROOM 1 (13'6 x 8'6)** UPVC double glazed window to the front, radiator and door to en-suite shower room.



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**EN-SUITE SHOWER ROOM (7' x 5')** Three piece suite comprising walk-in shower, WC and wash hand basin. Radiator and UPVC double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12'3 x 9')** UPVC double glazed window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (12'5 x 10'5)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 4 (10'3 x 9')** UPVC double glazed window to the rear and radiator.



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BEDROOM 4

**FAMILY BATHROOM (7' x 6'8)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Radiator and UPVC double glazed frosted window to the side.



FAMILY BATHROOM

**OUTSIDE** Landscaped lawned front garden with gravelled borders and tarmac driveway leading up to the garage. Landscaped, tiered rear garden incorporating lawn and porcelain tiled patio with gravelled and block paved borders, raised planters and outside tap.

**GARAGE (17'5 x 8'6)** Light, power and consumer box.



REAR GARDEN



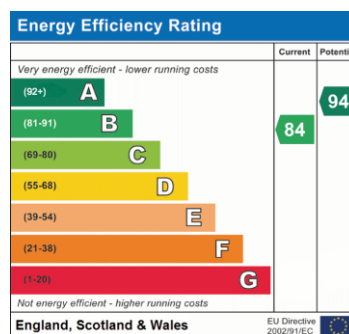
REAR OF THE PROPERTY

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**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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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more than

**455**

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Carlisle office

more than

**390**

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our Carlisle office

we sold

**255**

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our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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