

# Cumbrian Properties

26 Moorhouse Road, Belle Vue



Price Region £350,000

EPC-

Detached property | Popular location

3 reception rooms | 3 bedrooms | 1 bathroom

Drive & car port | Spacious gardens with potential for extension

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## 2/ 26 MOORHOUSE ROAD, BELLE VUE, CARLISLE

Rarely does a property like this reach the market. This impressive three bedroom, three reception room, detached property is set on a fantastic plot with extensive lawned gardens to the rear providing excellent potential to extend or build further (subject to planning permission). Located on the popular Moorhouse Road this spacious property has been well-maintained both inside and out and boasts many traditional features. The good size entrance hall leads to the bay-fronted lounge, a spacious dining kitchen with integrated appliances with an opening to the rear sitting room with patio doors to the rear garden and French doors opening into the conservatory. There is also a ground floor cloakroom with utility area which could easily be converted to a ground floor shower room. To the first floor the light and airy master bedroom has dual aspect windows and a range of fitted wardrobes. The second double bedroom has fantastic views over the garden and more fitted storage. There is also a single bedroom, with fitted wardrobes, and a spacious four piece fully boarded bathroom with feature stained glass window. Outside there is an abundance of space with lawned gardens, summer house, patio seating area and a further garden, currently used as a vegetable garden. In catchment for popular primary and secondary schools, within walking distance of local shops and with playing fields and bus stops close by. Easy access to the western bypass and city centre, the property will make a fantastic family home.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining kitchen and cloakroom/utility, staircase to the first floor, understairs storage cupboard, coving to the ceiling and radiator.



ENTRANCE HALL

**LOUNGE (14'7 max x 14' max)** Double glazed bay window to the front with original wood panelling below, double glazed window to the side, slate fireplace housing a coal effect gas fire, coving to the ceiling and radiator.



3/ 26 MOORHOUSE ROAD, BELLE VUE, CARLISLE

**KITCHEN AREA (14' max x 10' max)** Fitted kitchen incorporating an integrated electric oven and microwave, four ring hob with extractor hood above, integrated fridge and freezer, one and a half bowl stainless steel sink with mixer tap, under counter lighting, tile effect flooring, panelled ceiling with spotlights, double glazed window to the side, radiator, door to the conservatory and opening to the sitting room.



KITCHEN

**SITTING ROOM (13' x 12'9)** Double glazed patio doors to the rear garden, double glazed French doors to the conservatory, coving to the ceiling and stove effect gas fire in a stone fireplace.



KITCHEN TO SITTING ROOM



SITTING ROOM

**CONSERVATORY (13'7 x 8')** Double glazed windows and double glazed French door to the rear garden, tile effect flooring and radiator.



CONSERVATORY



4/ 26 MOORHOUSE ROAD, BELLE VUE, CARLISLE

**CLOAKROOM/UTILITY (9'9 max x 6'7 max)** Plumbing for washing machine, vanity unit wash hand basin and WC with concealed cistern. Panelled ceiling with spotlights, frosted glazed window, heated towel rail and tile effect flooring. This room could easily be converted into a ground floor shower room.



CLOAKROOM/UTILITY



CLOAKROOM/UTILITY

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, double glazed stained glass window and access to the boarded loft via a drop down ladder.



LANDING

**BEDROOM 1 (15' max to bay window x 14' max)** Double glazed bay window to the front with original wood panelling below, double glazed window to the side, fitted wardrobes, coving to the ceiling and radiator.



BEDROOM 1

5/ 26 MOORHOUSE ROAD, BELLE VUE, CARLISLE

**BEDROOM 2 (12' to fitted wardrobes x 10')** Fitted wardrobe housing the recently fitted combi boiler, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (9' x 7')** Fitted wardrobe, double glazed window to the front, coving to the ceiling and radiator.



BEDROOM 3

**BATHROOM (9'3 x 6'3)** Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Fully boarded walls, panelled ceiling with spotlights, tile effect flooring, heated towel rail and double glazed stained glass window.



BATHROOM



6/ 26 MOORHOUSE ROAD, BELLE VUE, CARLISLE

**OUTSIDE** Lawned front garden with borders housing a variety of well-established trees and bushes along with a block paved driveway leading up to the car port providing parking for two vehicles with an outside water supply and gate leading to the rear of the property. To the rear of the property is a generous lawned garden with a sandstone patio seating area, raised flower beds, borders containing well-established trees and plants, garden shed with power supply, summer house and a pathway leading to a vegetable garden with greenhouse. The garden provides plenty of potential for extension (subject to planning permission).



GARDEN



REAR OF THE PROPERTY



VEGETABLE GARDEN

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

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

**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.