# Cumbrian
PROPERTIES

## Plot 177, Liffey, Greymoor Meadows

## Price Region £161,995

EPC-

Detached property | Newly constructed
1 reception room | 3 bedrooms | 2 bathrooms
Front & rear gardens | Integral garage

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The bright and spacious master suite adds a luxury touch to this three bedroom detached home. The spacious first floor is complimented by a handy integral garage and a flexible open plan kitchen with separate living room for a more cosy feel.

Greymoor Meadows is an exciting new development of 2, 3 & 4 bedroom semi and detached homes located just over 3 miles from the city centre in the heart of a thriving community. Greymoor Meadows is a perfect development for first time buyers, growing families and downsizers and offers a terrific Key Worker incentive scheme (click on the link for more information - https://www.gleeson-homes.co.uk/gleeson-key-worker-priority-programme/
There is a variety of local amenities within walking distance of the development, including schools, M&S Food Hall, post office, supermarkets and leisure facilities. Kingstown Retail Park, which includes a variety of major retail and homeware stores, is just 0.5 miles away. Regular bus service within walking distance of the property and easy access to the M6 motorway at junction 44.

The Liffey is an elegant three bedroom, detached house with combined kitchen and dining area, spacious lounge, family bathroom, master en-suite, cloakroom and garage.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**GROUND FLOOR**

**KITCHEN/DINING (13'7 x 7'10)**

**LOUNGE (15'3 x 10'1)**

**WC ((5'6 x 3'3)**

**FIRST FLOOR**

**BEDROOM 1 (12'11 x 9'2)**

**EN-SUITE (9'2 x 3'7)**

**BEDROOM 2 (13'7 x 11'5)**

**BEDROOM 3 (11'8 x 6'11)**

**BATHROOM (6'5 x 6'1)**

**INTEGRAL GARAGE**

**COUNCIL TAX BAND** To be confirmed.

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

**VIEWING** Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

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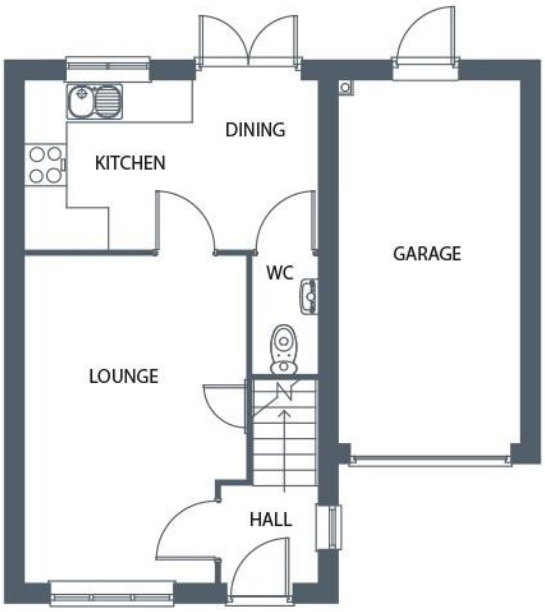
## Ground Floor




## First Floor

# Greymoor Meadows

- Cork — 2 bedroom
- Kerry — 2 bedroom
- Boston — 2 bedroom
- Mayfield — 2 bedroom
- Tyrone — 3 bedroom
- Galway — 3 bedroom
- Wicklow — 3 bedroom
- Kilkenny — 3 bedroom
- Kildare — 3 bedroom
- Fergus — 3 bedroom
- Liffey — 3 bedroom
- Lisburn — 3 bedroom
- Renmore — 3 bedroom
- Waterford — 4 bedroom
- Westmeath — 4 bedroom

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These site layouts were drawn before building started on the site and does not show details of gradients of the land, Local Authority street lighting and new landscaping. While it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales centre at the time of reservation.

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