



Property Description: This attractive four bedroomed semi-detached house is situated south of the City Centre on the very popular Carleton Grange estate. A short distance away are local shops and a City Centre bus service is close by. The property benefits from central heating and double glazing. Accommodation comprises: Entrance Hall with cloaks having wash hand basin and W.C. Sitting Room with gas fire on marble effect hearth with wood surround. Recently fitted modern Kitchen, Dining area. Understairs cupboard. Upstairs are Four Bedrooms. Bathroom with three-piece suite comprising wash hand basin in vanity unit, bath with shower over and W.C. Landing with airing cupboard housing hot water tank. Outside: Gardens front and rear. The EPC rating here is D and the council tax band is C

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Address: Moorside Drive, Carlisle