



## Berkeley Grange

Carlisle, CA2 7PN

Guide Price £239,950



- Detached Bungalow on an Elevated Plot
- Cul-De-Sac Location
- Kitchen & Adjoining Utility Room
- Generous Garden to the Front, Sides & Rear
- Planning Permission Granted for Extension
- Sought After Residential Location
- Large Front Aspect Living Room
- Two Double Bedrooms
- Off-Road Parking & Attached Garage
- EPC - C

# Berkeley Grange

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Guide Price £239,950



This two bedroom detached bungalow with garage is positioned perfectly on an elevated plot, at the head of a peaceful cul-de-sac within Berkeley Grange. With planning permission already granted to extend, the bungalow offers a wonderful opportunity for the new owner to move in and make their own. Being located to the West of Carlisle, just off Newtown Road, there is excellent access to bus routes, local shops, supermarkets and the Cumberland Infirmary. A viewing is imperative to appreciate.

The accommodation briefly comprises: hallway, living room, kitchen, utility room, two double bedrooms and shower room internally. Externally there are gardens to the front, sides and rear, off road parking and an attached single garage. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - C.

Berkeley Grange is nicely situated to the West of Carlisle, just off Newtown Road, which enjoys fantastic access toward the Western City bypass with the additional benefit of regular bus routes into the city centre. Access into the city itself takes a five-minute drive which provides a wide array of supermarkets, bars and restaurants whilst locally, there are convenience stores within walking distance for the every-day essentials. For family living, there are reputable schools for all ages within close proximity.

## HALLWAY

Entrance door from the front with internal doors to the living room, two bedrooms and shower room, radiator and storage cupboard with double-doors.

## LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and feature gas fireplace with surround and hearth.

## KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding cooker, one and a half bowl stainless steel sink with mixer tap, extractor fan, radiator, double glazed window to the rear aspect and internal door to the utility room.

## UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, space for an American-style fridge freezer, radiator, loft access point, double glazed window to the rear aspect, internal door to the garage and external door to the rear garden.

## BEDROOM ONE

Double glazed window to the front aspect, radiator and fitted wardrobes including over-bed unit.

## BEDROOM TWO

Double glazed window to the rear aspect, radiator and fitted wardrobes.

## SHOWER ROOM

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure with mains powered shower. Part tiled, part boarded walls, tiled flooring, towel radiator, extractor fan, loft access point and obscured double glazed window.

## EXTERNAL

To the front of the property is a lawned front garden, with off-road parking for two vehicles leading to the attached single garage. Access pathways with gates to both sides of the property.

The rear garden includes multiple paved seating areas, raised lawned garden and mature trees. The greenhouse benefits from power internally. Cold water tap and external sockets to the rear elevation.

## GARAGE

Accessible via an internal doors from the utility room with power, lighting and wall-mounted gas boiler internally.

## WHAT3WORDS

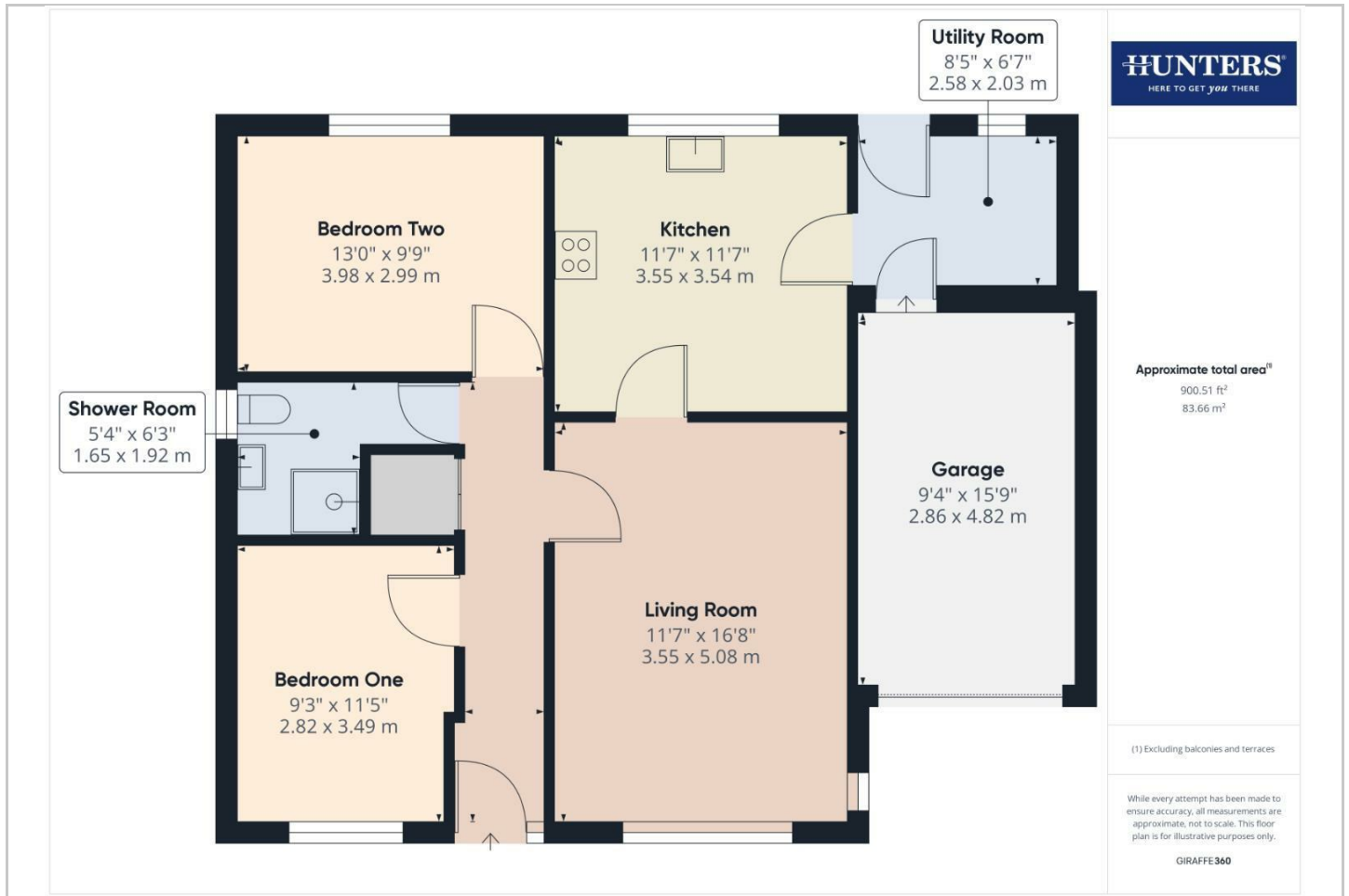
For the location of this property please visit the What3Words App and enter - [grabs.shunts.report](https://www.what3words.com/grabs.shunts.report)

## PLEASE NOTE

The property has previously had planning permission granted for an extension. For further details, please visit the Cumberland Council (Carlisle) website for planning permission and use the postcode CA2 7PN.



# Floorplan



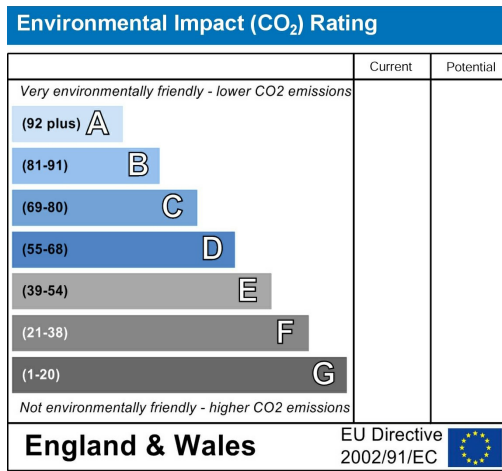
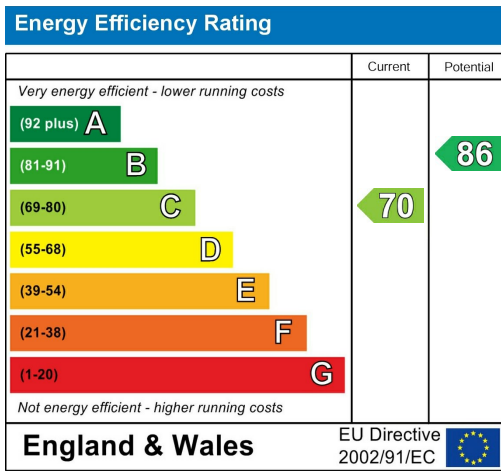








### Energy Efficiency Graph

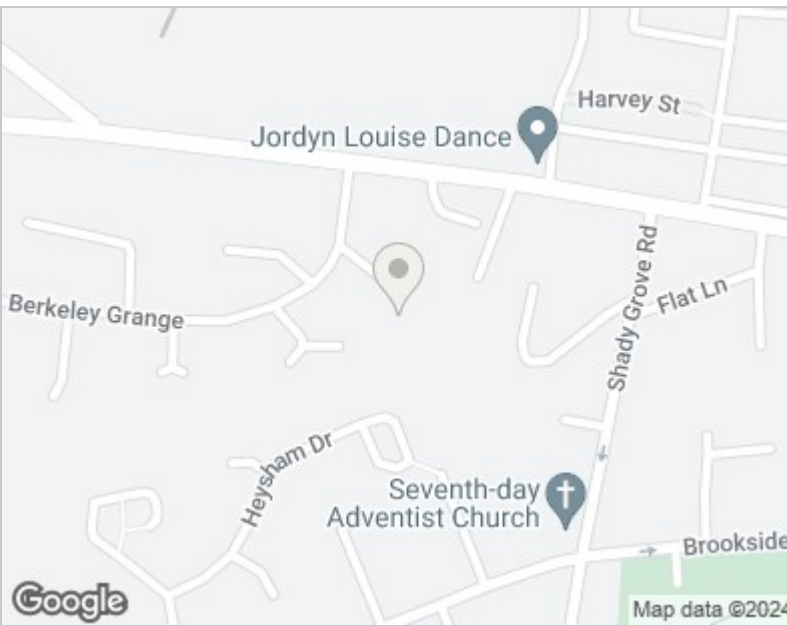


### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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