HUNTERS®

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Greymoor Way

Carlisle, CA3 0FQ

Guide Price £210,000

3 1 1 C

- Modern Detached Gleeson Home
- Spacious Front-Aspect Living Room
- Three Good-Sized Bedrooms
- Landscaped Rear Garden with Patio and Lawn
- Ideal for First-Time Buyers, Young Families and Downsizers
- Popular Development to the North of Carlisle
- Modern Dining Kitchen
- Three-Piece Family Bathroom plus Ground-Floor WC
- Off-Street Parking, Single Garage and EV Charging Point
- EPC - C

Tel: 01228 584249

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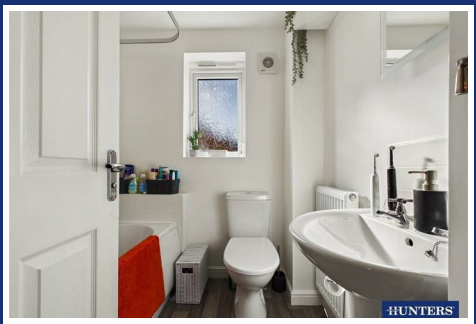

Situated within the desirable residential development by Gleeson Homes, this impressive three-bedroom detached house with garage and EV charging is ideal for those looking for a property in turn-key condition. The layout of this property has been thoughtfully designed to provide an ideal backdrop to everyday life, with a spacious front-aspect living room flowing seamlessly through to the contemporary dining kitchen, with modern fitted units and ample space for everyday dining and entertaining. A practical WC completes the ground floor. To the first floor, there are three good-sized bedrooms and three-piece family bathroom. Externally, the rear garden offers both lawn and patio areas, providing an excellent space for relaxing, entertaining and family use, while a single garage and driveway provide ample off-road parking to the front. If you are looking for a home that blends modern, practical living with a convenient location, contact Hunters to arrange your viewing today.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - C.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield. For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

FIRST FLOOR:

ENTRANCE HALL
Entrance door from the front, internal doors to WC & living room, double glazed window to side aspect, and a radiator.

LIVING ROOM
Double glazed window to front aspect, internal doors to kitchen, entrance hall & understairs storage cupboard, a radiator, and stairs leading to first floor landing.

DINING KITCHEN
Fitted kitchen comprising a range of wall and base units, with matching worksurfaces above. Gas hob and integrated electric oven with extractor fan, space for appliances such as washing machine and freestanding fridge freezer, double glazed window to rear aspect, double patio doors to rear garden, and a radiator.

WC
Two-piece suite comprising a WC and wash-hand basin with tiled splashback, double glazed window to side aspect, and a radiator.

FIRST FLOOR:
Stairs leading from ground floor, landing with internal doors to three bedrooms & family bathroom.

BEDROOM ONE
Double glazed window to front aspect, built in storage cupboard/wardrobe, and a radiator.

BEDROOM TWO
Double glazed window to rear aspect, and a radiator.

BEDROOM THREE
Double glazed window to front aspect, and a radiator.

FAMILY BATHROOM
Three-piece suite comprising a WC, pedestal basin and a bath with overhead mains water unit, wall-hung storage cabinet, double glazed window to rear aspect, and a radiator,

EXTERNAL:
To the front of the property, there is a tarmac driveway and single attached garage. Grassed lawn front garden with paved pathway to front entrance.
To the rear, the property benefits from an enclosed garden featuring patio and grassed lawn, with chillied borders, and access to the garage via rear external door.

SINGLE GARAGE
With power and electric supply, fitted wall units and space for appliances such as washing machine, up and over manual garage door to front, and rear external door with access to rear garden.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///blending.masking.negotiators

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


GROUND FLOOR
1ST FLOOR
GARAGE
DINING KITCHEN
UP
STORAGE
LIVING ROOM
WC
ENT. HALL
BEDROOM
BATHROOM
LANDING
DOWN
BEDROOM
BEDROOM
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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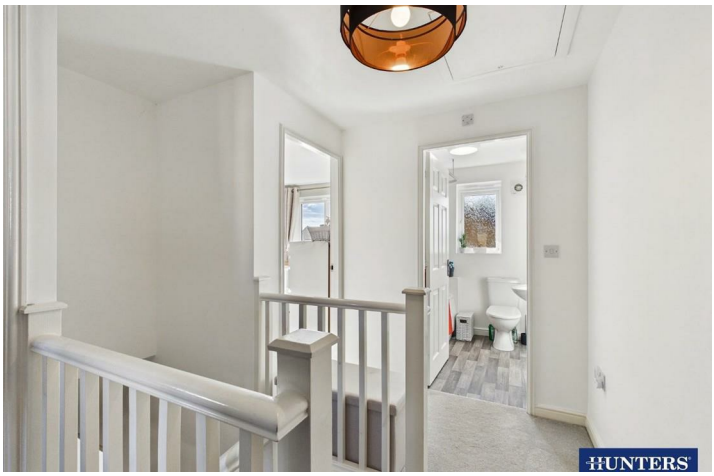
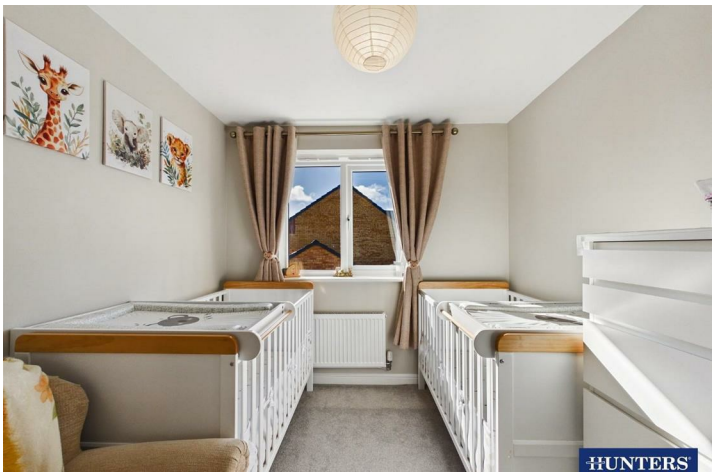
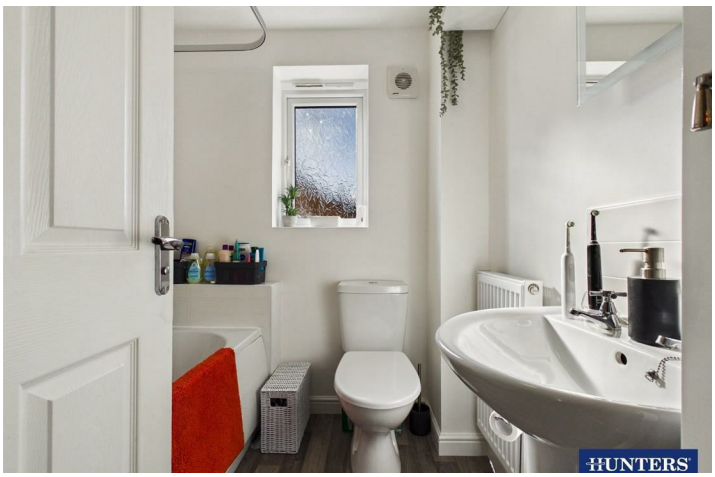
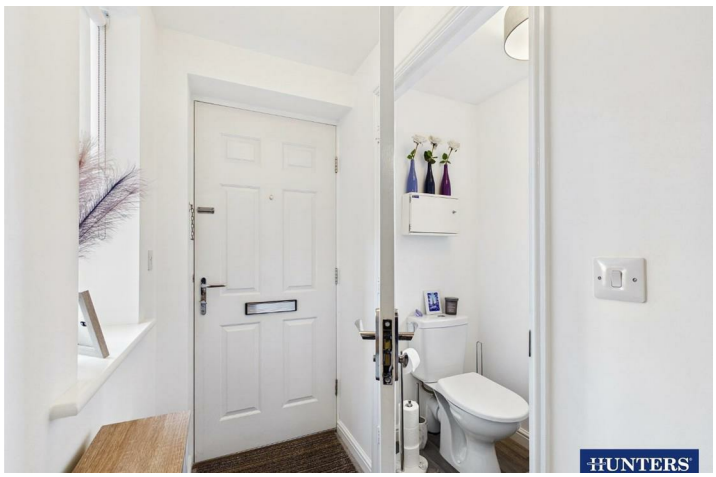






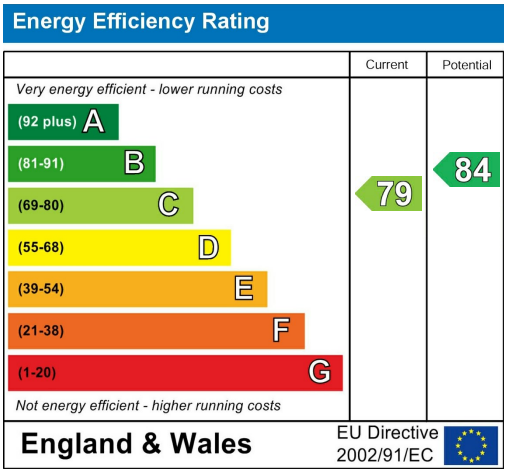


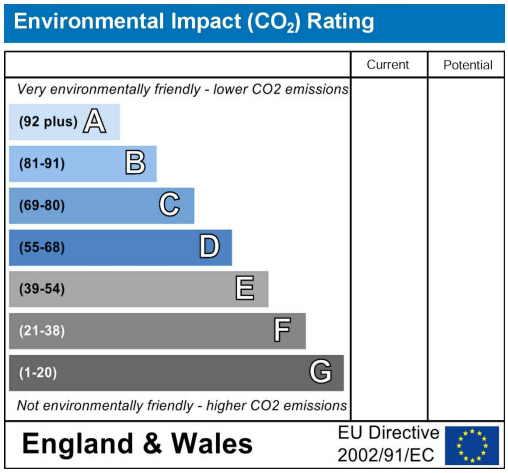






Energy Efficiency Graph



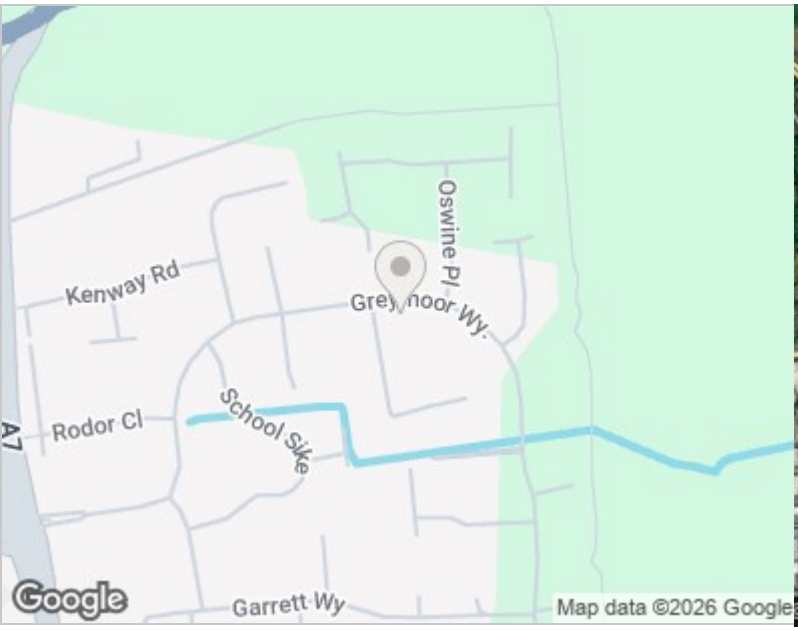


Viewing

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







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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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The Property Ombudsman