



BELLE VUE, CARLISLE

Situated to the west of Carlisle city centre a unique extended two bedroom, three storey terraced property. The former mill house which benefits from UPVC double glazing and gas central heating briefly comprises lounge with multi fuel stove, extended modern dining kitchen with bi-folding doors to the patio area, ground floor wet room. To the first floor a double bedroom and to the second floor master bedroom with four piece en-suite bathroom. Low maintenance front forecourt garden and rear low maintenance garden with single detached garage and off street parking for two vehicles. The property is ideally suited to the first time buyer or the professional market. NO ONWARD CHAIN.

71 MOORHOUSE ROAD



PRICE £120,000 NO ONWARD CHAIN

**A UNIQUE THREE STOREY EXTENDED TERRACED
PROPERTY SITUATED TO THE WEST OF THE CITY
WITH LOW MAINTENANCE GARDENS, GARAGE
AND OFF STREET PARKING.**

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

Entry is through UPVC double glazed door into lounge.

LOUNGE (14'11 x 12'5) Multi fuel stove set in an inset fireplace with sandstone hearth. UPVC double glazed leaded window to the front, double panel radiator, coving to the ceiling and doors to dining kitchen and door to inner hallway.



LOUNGE

DINING KITCHEN (22'6 x 10'5max) Recessed area ideal for storage. A range of modern wall and base units with complementary work surfaces and stainless steel splashback incorporating a 1.5 bowl sink with chrome mixer tap, four ring electric hob with extractor above and integrated double oven. Plumbing for washing machine and dishwasher. Space for American style freezer, ceiling spotlights, loft access and UPVC double glazed window to the side.



DINING KITCHEN

DINING AREA UPVC double glazed door to the side, further UPVC double glazed window and UPVC double glazed bi-folding doors to the patio. Further double panel radiator, continuation of the ceiling spotlights and wood effect quality vinyl flooring.

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INNER HALLWAY Stairs to first floor and door to wet room.

WET ROOM Three piece modern suite with mains shower, low level WC and wall mounted wash hand basin. Loft access, UPVC double glazed frosted window to the rear, wall mounted bathroom cabinet and towel rail radiator.



WET ROOM

FIRST FLOOR LANDING UPVC double glazed window to the rear, double panel radiator, cupboard housing the boiler, further storage cupboard and doors to bedroom 2 and staircase to second floor.

BEDROOM 2 (15' max x 9') UPVC double glazed leaded window to the front, double panel radiator, coving to the ceiling.

Staircase to second floor master bedroom.

MASTER BEDROOM (15'5 max x 13'4 max) UPVC double glazed leaded window to the front and rear, double panel radiator, beamed ceiling, loft access and door to en-suite bathroom.



MASTER BEDROOM



EN-SUITE BATHROOM

EN-SUITE BATHROOM Four piece suite in white with shower over panelled bath, low level WC, bidet and pedestal wash hand basin, part tiled walls, tile effect vinyl flooring, double glazed velux window and towel rail radiator.

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OUTSIDE To the front of the property is a low maintenance stone chipped walled garden and to the rear is a flagged patio area with stone chipped area, lawned garden and garage. Gated access to the parking spaces behind.

GARAGE For storage purposes.



REAR GARDEN

COUNCIL TAX BAND We are informed that the tax band is B.

TENURE We are informed that the property is freehold.

SERVICES Mains water, gas and electricity.

FIXTURES AND FITTINGS To be confirmed.

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

