



Moorhouse Road

Carlisle, CA2 7LU

Offers In The Region Of £160,000



- Two Bedroom Character Cottage
- Lovely Rear Garden
- Dining Kitchen with French Doors
- First Floor Bathroom
- Gas Central Heating

- Detached Garage
- Living Room with Attractive Gas Stove
- Both Bedrooms are Large Doubles
- Double Glazing
- Council Tax Band A

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This is a beautiful two bedroom cottage, full of character and colour, with a private rear south facing garden and a detached garage. On the ground floor there is an entrance porch, leading into a living room with a gas-fired stove, and a large kitchen diner with French doors leading out into a beautifully planted and presented garden.

The cottage is located at the end of a run of character properties and enjoys a great sized plot, with a small formal forecourt complete with wall and railings. If you don't want to use the garage for parking, there is plenty of available on-road spaces with a pull in just to the side of the house on Beaver Road. This would leave the garage space free to use as a workshop, gym, or hobby room.

Belle Vue is a popular area located to the west of Carlisle city centre offers a wide range of amenities, making it an ideal location for families, professionals, and retirees alike.

The area benefits from a selection of local shops, convenience stores, and takeaways, providing day-to-day essentials within easy walking distance.

For families, Belle Vue is home to several well-regarded schools including Belle Vue Primary School and close proximity to secondary schools such as Richard Rose Morton Academy. The area also features a number of nurseries and childcare facilities.

Belle Vue is well-served by regular bus routes into Carlisle city centre, while the nearby A595 and M6 motorway provide excellent road links for commuters. Carlisle railway station is also easily accessible, offering direct connections

Entrance

You step into an entrance porch, which is a place to hang coats and kick off shoes, and then it's through a timber and part glazed door and into the living room.

Living Room

The living room is spacious with the focal feature being the gas fired stove which is set on a hearth and recessed into the chimney breast. The stairs rise from here up to the first floor landing and light shines in from the two windows to the front elevation. There is additional space for living room furniture under the open stairs and an internal door leads to the kitchen/diner.

Kitchen/Diner

The kitchen is fitted with a range of units at wall and base level and has contrasting worksurfaces running over. The space is full of natural light from the French doors leading to the garden and a window to the rear elevation. The floor is tiled and there is plenty of space for a dining table and seating. There is a free standing electric cooker, inset stainless steel sink and drainer, and under counter space and plumbing for a washing machine and dishwasher.

First Floor Landing

Accessed from the stairs rising from the living room and providing access to all the first floor accommodation and a useful storage cupboard.

Bedroom One

A large double room with a window to the front elevation, built in storage to the alcoves and a feature fire place recessed into the chimney breast.

Bedroom Two

A good sized second double room with a window to the rear elevation overlooking the garden.

Bathroom

The bathroom comprises of a bath with shower over and a glass shower screen, a pedestal wash-hand basin, and a WC. There is tiling to the splash areas and an extractor fan to the ceiling.

Garage

The garage is detached with a metal up-and-over door.

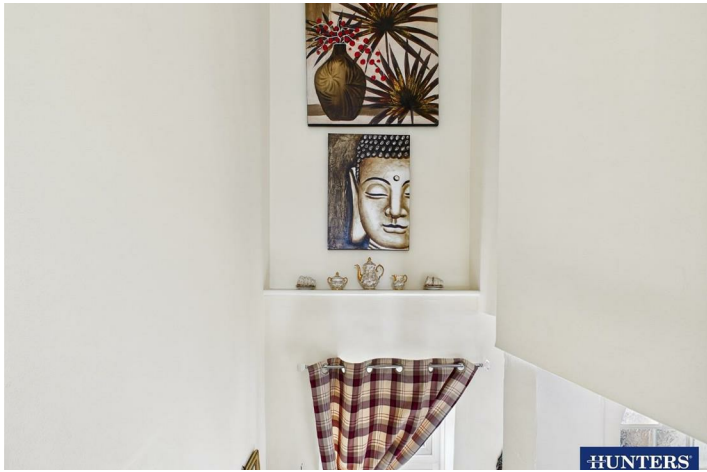
Gardens

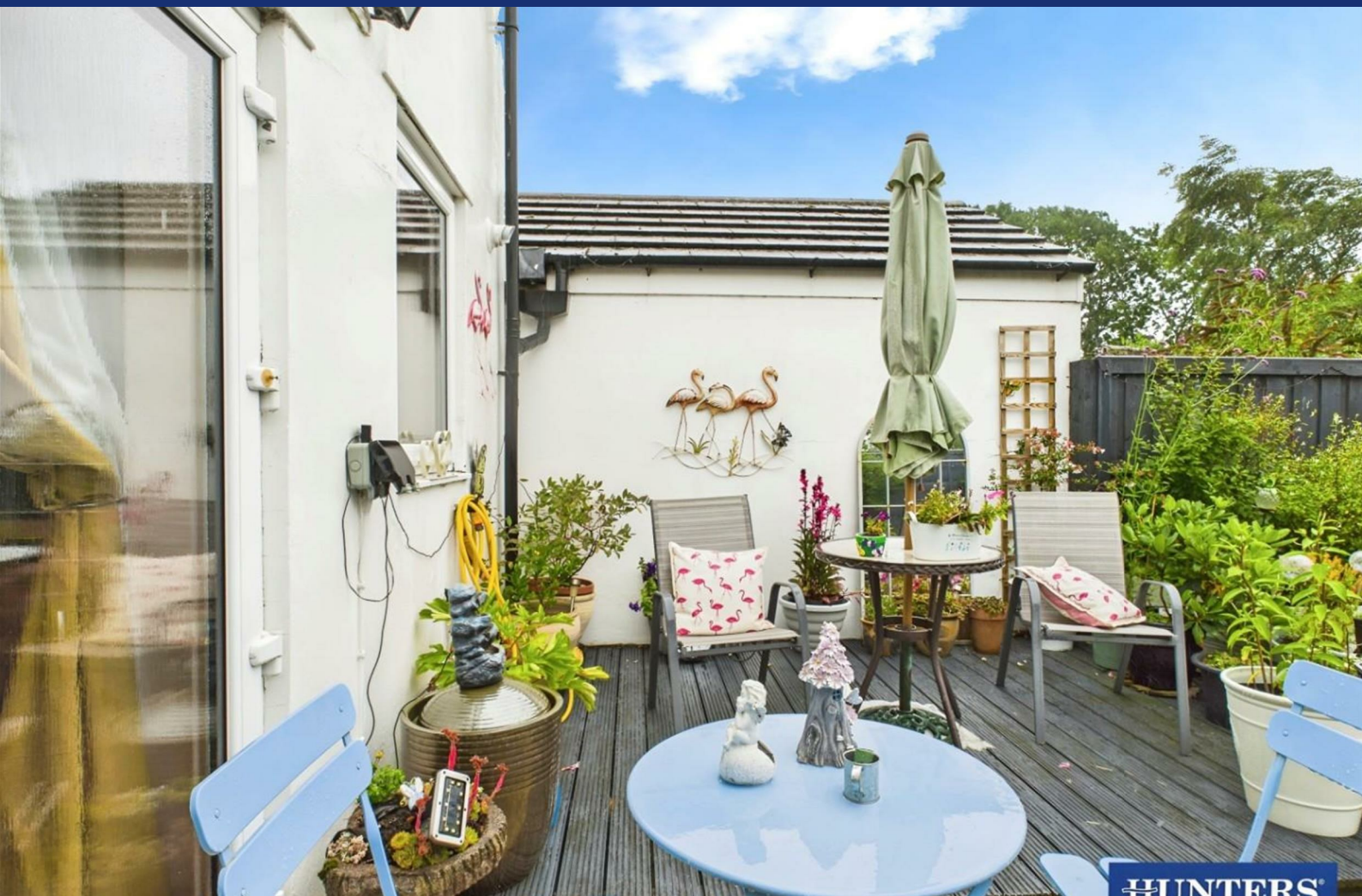
There is a small forecourt to the front with a low wall and metal railings, whilst to the rear you will find a beautifully planted garden with patio, deck and mature shrubs and plants to the borders in raised beds. A perfect place to sit out and enjoy the sun, whilst easily connecting to the kitchen via the French doors.

AML Disclosure

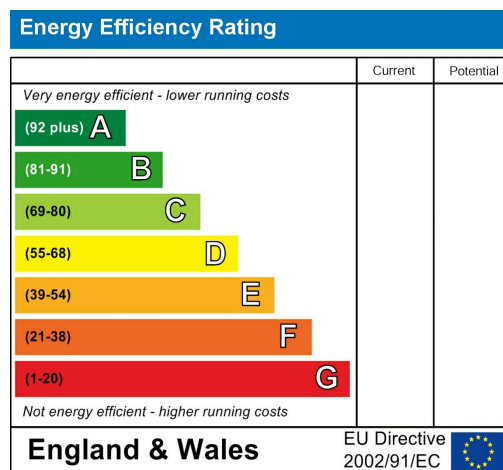
Floorplan







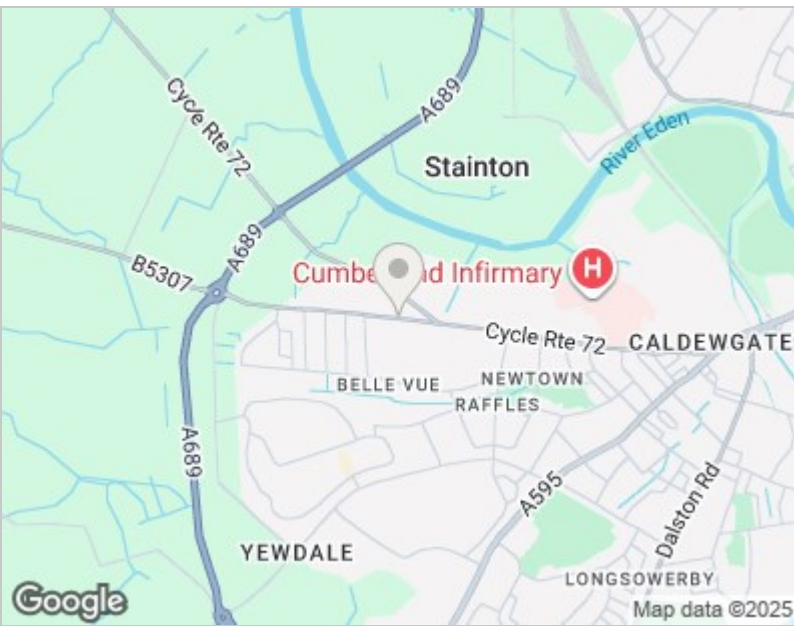
Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map





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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