



Greymoor Way, Carlisle

- Detached Home Situated within a Desirable Development by Gleeson Homes
- Spacious Front-Aspect Living Room
- Three-Piece Family Bathroom
- Enclosed Rear Garden with Patio Area
- Single Garage
- Three well-proportioned Bedrooms
- Modern Dining Kitchen
- Convenient WC on the Ground Floor
- Driveway Providing Ample Off-Road Parking
- EPC - TBC

Guide Price £230,000

Tenure: Freehold

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DESCRIPTION

Situated within the desirable residential development by Gleeson Homes, this impressive three-bedroom detached home 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 well-proportioned 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 - TBC and Council Tax Band - C.



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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.

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