

## Grange Drive, Carlisle

- A MODERN DETACHED FAMILY HOUSE
- 2 EN-SUITES
- WELL MAINTAINED REAR GARDEN WITH EXTENDED PATIO
- RECENTLY BUILT AMBERWOOD, CHARLES CHURCH DEVELOPMENT
- ENERGY RATING B

- 5 DOUBLE BEDROOMS
- MANY UPGRADES AND QUALITY FIXTURES AND FITTINGS THROUGHOUT
- AMPLE OFF STREET PARKING AND DOUBLE GARAGE
- VIEWING IS ESSENTIAL TO APPRECIATE
- COUNCIL TAX BAND E

**Guide Price £365,000**

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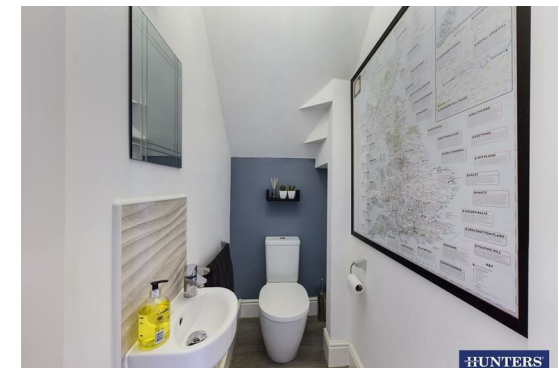


# Grange Drive, Carlisle

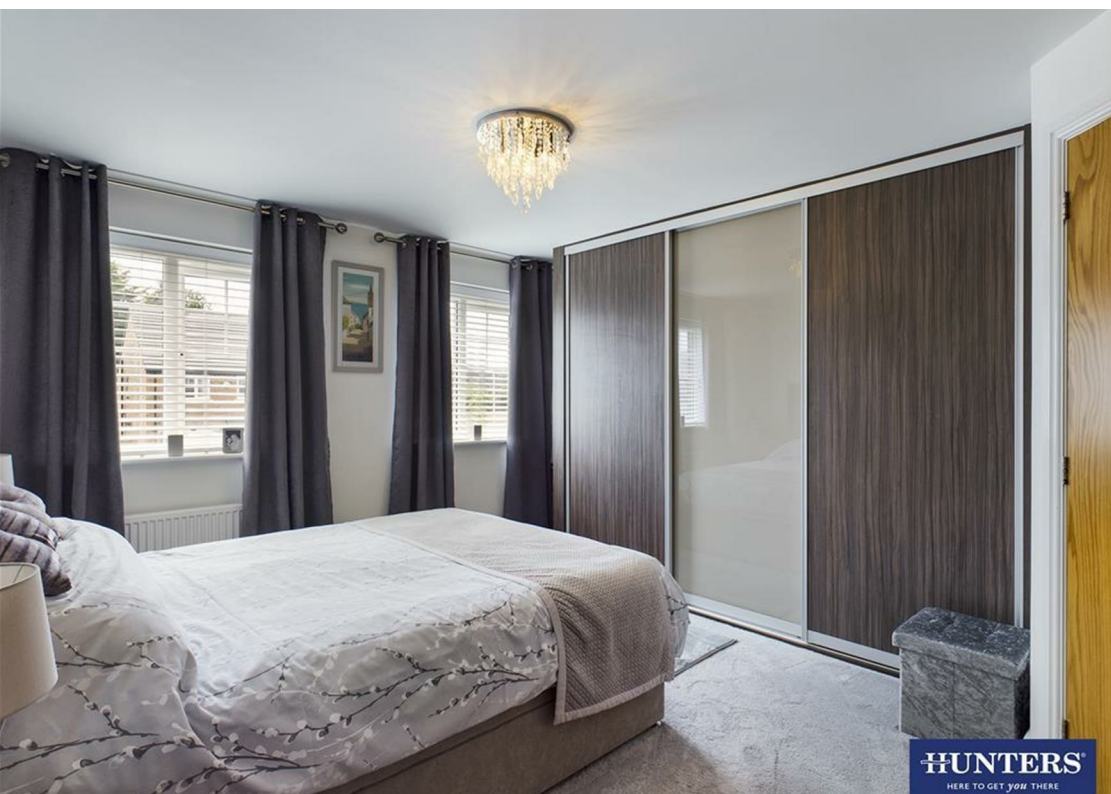
## DESCRIPTION

Situated on the recently built Charles Church, Amberwood Development to the West of Carlisle, this stunning property offers everything you would want in a family home. With many upgrades and quality fixtures and fittings throughout, the property is tastefully decorated and offers spacious, modern living.

The accommodation briefly comprises; entrance hall, WC, lounge, a family area with living, dining and breakfast kitchen and a utility room to the ground floor, with 5 double bedrooms, 2 en-suites and a 4 piece family bathroom to the first floor. Externally is a well maintained enclosed rear garden with extended patio, a large block paved driveway providing off street parking and a double garage. Viewing is essential to appreciate.









Approximate total area<sup>(1)</sup>  
2008.18 ft<sup>2</sup>  
186.57 m<sup>2</sup>

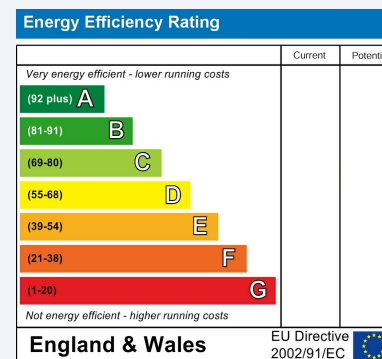
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.



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.

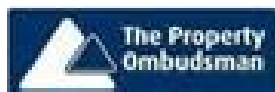
## Viewing

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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Tel: 01228 584249 Email:

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