



Orton Grange Park, Grange Park Road

Orton Grange, Carlisle, CA5 6LT

Guide Price £145,000



- Detached Park Home
- Spacious Living/Dining Room
- Two/Three Bedrooms
- Three Piece Bathroom
- Available Fully Furnished

- Modern Accommodation
- Modern Kitchen with Integrated Appliances
- Master En-Suite Shower Room
- Off Road Parking & Out Store
- Council Tax Band - A

Grange Park Road

Orton Grange, Carlisle, CA5 6LT

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A well presented detached park home, perfectly nestled for quiet and easy living. Boasting a spacious and modern interior, the home benefits two/three bedrooms and is available fully furnished subject to negotiation. Orton Grange Park is a highly reputable park offering 12 month residential occupation for those of the young age of 50 years plus. Arrange your viewing today!

The accommodation briefly comprises: hallway, living/dining room, kitchen, utility room, two bedrooms, en-suite, bedroom three/study and bathroom. Externally the property benefits a driveway for two vehicles with an out store. Gas central heating and double glazing throughout. Council tax band A.

Located to the West of Carlisle at Orton Grange, the home benefits excellent access into Carlisle with its many amenities, along with the town of Dalston being within a 5 minute drive. Right next door we have Dobbie's Garden Centre which boasts a fantastic café restaurant along with a Waitrose store for the essentials. Cranstons Farm Shop is within strolling distance.

HALLWAY

External door in from the side, with doors to the living/dining room, three bedrooms, bathroom and utility room. Storage cupboard and radiator.

LIVING/DINING ROOM

19'3" x 16'10" (5.87m x 5.13m)

Spacious living/dining room complete with four double glazed windows and three radiators. Feature electric fire suite. Door to the kitchen. Measurements to the maximum points.

KITCHEN

10'0" x 8'1" (3.05m x 2.46m)

Fitted kitchen with a range of base, wall and drawer units with complimentary worksurfaces above. Integrated eye-level Neff oven, gas hob with extractor over, integrated fridge freezer and integrated dishwasher. One bowl stainless steel sink with mixer tap, recessed spotlights and double glazed window.

UTILITY ROOM

8'1" x 3'11" (2.46m x 1.19m)

Fitted with base and wall units with worksurfaces above. One bowl stainless steel sink with mixer tap, washing machine, chrome towel rail and wall mounted BAXI gas combi boiler. External door to the side with internal door to the hallway.

BEDROOM ONE

11'5" x 9'3" (3.48m x 2.82m)

Double glazed window, radiator and fitted wardrobes. Door to the en-suite shower room.

EN-SUITE

9'3" x 3'11" (2.82m x 1.19m)

Three piece en-suite comprising WC, wash hand basin and shower enclosure with mains shower. Towel rail, recessed spotlights, extractor fan and obscured double glazed window.

BEDROOM TWO

9'2" x 8'10" (2.79m x 2.69m)

Double glazed window and radiator. Fitted over-bed wardrobes/storage.

BEDROOM THREE/STUDY

6'3" x 5'6" (1.91m x 1.68m)

Currently utilised as an office, benefitting fitted shelving with cupboards and worksurface. Double glazed window and radiator.

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

White three piece bathroom comprising WC, wash hand basin and bath with mains shower over. Part tiled walls, obscured double glazed window, extractor fan, recessed spotlights and towel rail.

EXTERNAL

The home benefits off road parking for two vehicles plus an out store with power and lighting. Small paved seating area at the rear of the home. Outdoor socket and outdoor tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - ratty.ranks.cobbled

PLEASE NOTE

The monthly ground rent which includes water rates is £171.09. Property is served via a communal septic tank which is emptied by the site owner and included in ground rent. Mains gas, electricity is charged quarterly through the site manager. Age restriction, over 50's only.

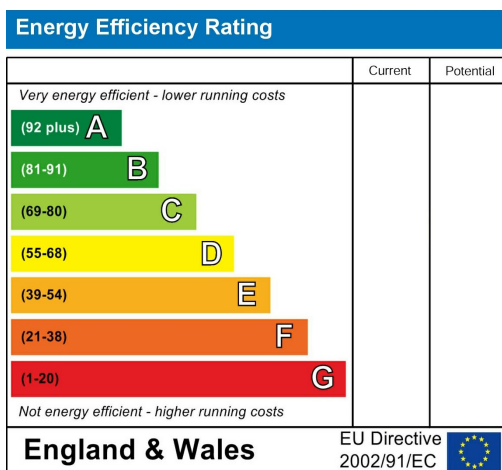
Floorplan







Energy Efficiency Graph



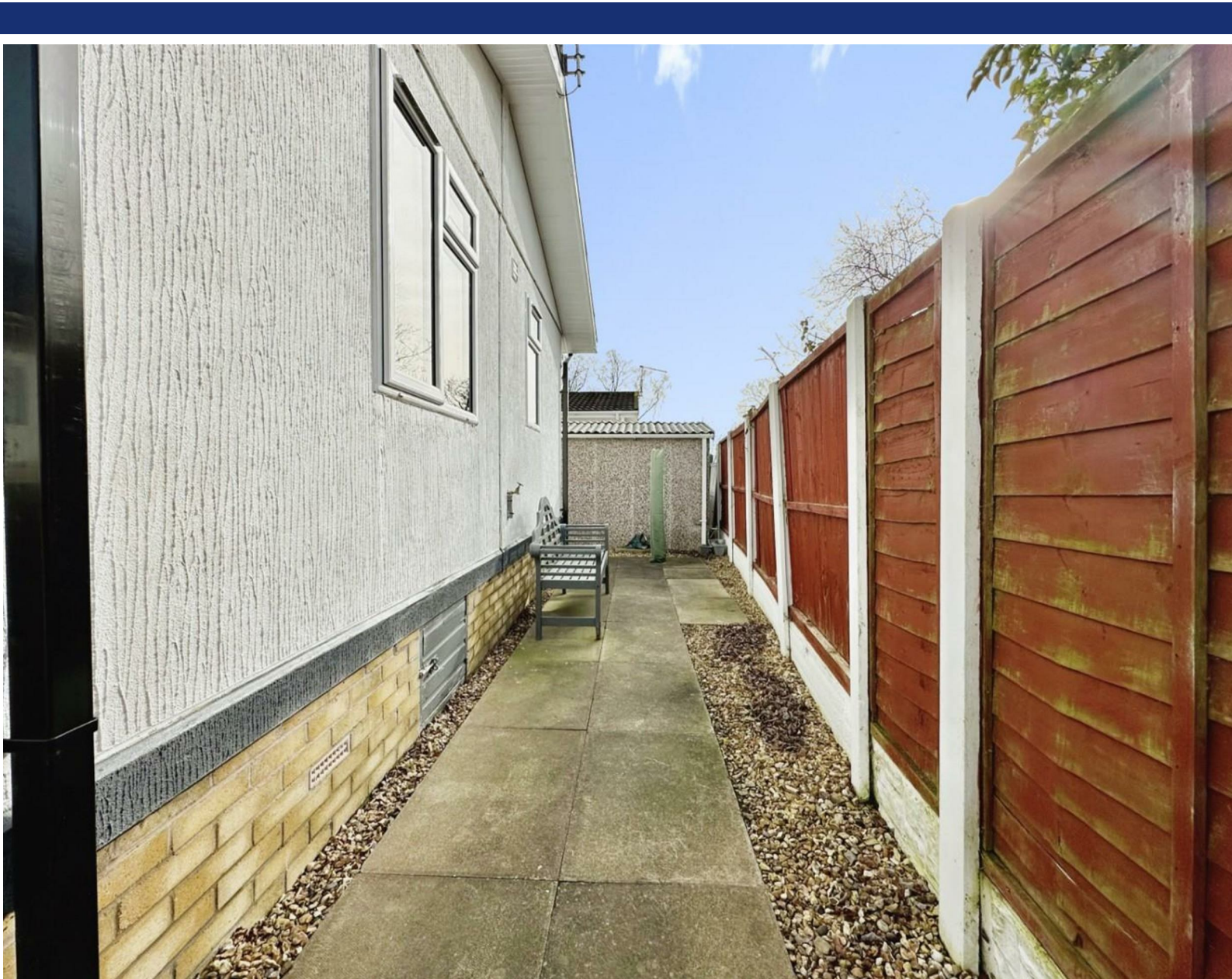
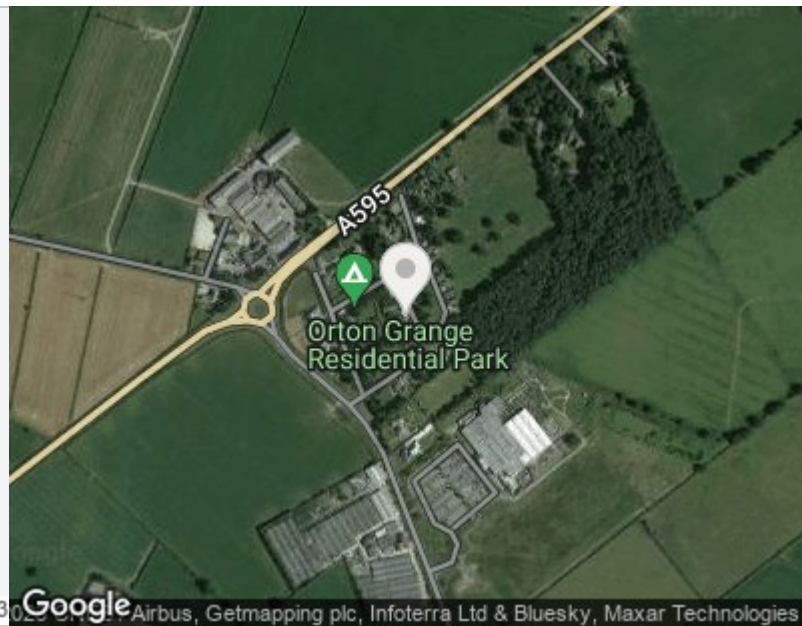
Viewing

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





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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