



Bannockburn School Road, Carlisle, CA4 8DU Offers in excess of £300,000

Situated in the sought-after village of Bannockburn, Carlisle, this deceptively spacious three-bedroom detached bungalow offers well-balanced accommodation ideal for a range of buyers, including families, downsizers, and those seeking single-level living.

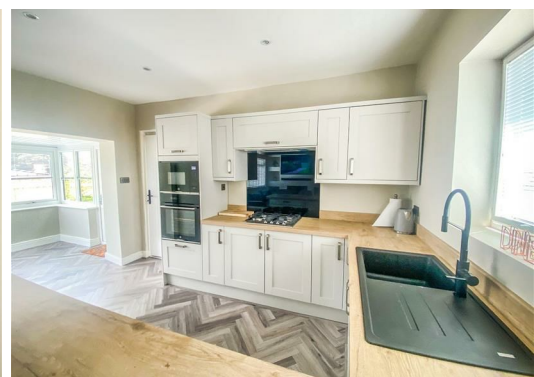
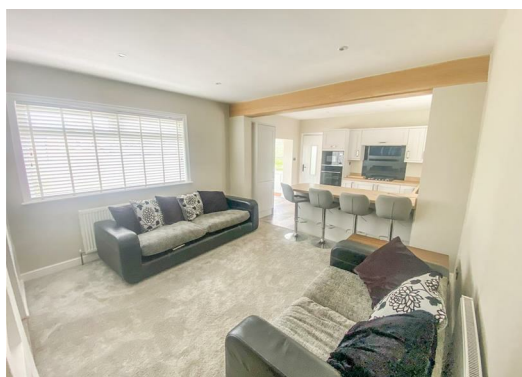
The property opens via an entrance porch into a central hallway providing access to all principal rooms. To the front are two generous double bedrooms, both enjoying excellent natural light and ample floor space. A third well-proportioned bedroom is positioned to the rear of the property, offering flexibility for use as a guest room, home office, or additional reception space.

At the heart of the home is an impressive open-plan kitchen/lounge, creating a sociable and versatile living environment. The kitchen area is fitted in a practical layout with integrated cooking space and direct access to a useful rear porch. Adjoining the kitchen is a charming conservatory/sun room, providing an additional seating area overlooking the garden and an ideal spot for relaxing throughout the year.

The accommodation is completed by a contemporary shower room fitted with shower enclosure, wash hand basin, and WC.

Conveniently located for local amenities, transport links, and access into Carlisle city centre, this attractive home combines village-style living with everyday convenience.

Early viewing is highly recommended to appreciate the space and potential on offer.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

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



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk