



**Hayward
Tod**

3 bed (Currently 5 bed student let) Terraced House | 5 Church Terrace | Stanwix | Carlisle

CA3 9DQ

Guide Price £174,500





Attractive bay fronted townhouse conveniently located in a prime central Stanwix position. Superb range of amenities to hand. Short walk to parkland, river and city centre. Currently let as a 5 bed student house until June 2021. Gross 9%. Rent £16,143pa.

ACCOMMODATION SUMMARY

Lobby | Hall and stairs | Sitting room with bay (currently split into two bedrooms) | Living room | Conservatory | Breakfast room | Kitchen | Rear lobby | WC | Store | First floor landing | Front double bedroom one | Rear double bedroom two | Front single bedroom three | Shower room with WC | Forecourt | Rear yard plus paved garden area | On street residence parking permits | Council Tax Band - B | Energy Performance Rating - D | All mains services | Gas central heating | Freehold

APPROXIMATE DISTANCES IN MILES

Stanwix Primary School 0.1 | Central Carlisle - mainline station 1.1 | M6 J44 1.8 | Solway Coast 13.7 | Lake District - Caldbeck 13.7, Ullswater 27 | Newcastle International Airport 56

LOCATION

Popular northern suburb close to parkland and the river Eden, just across the bridge from central Carlisle and The Sands Centre. Stanwix Village as it is known is on several bus routes and has a superb range of amenities including two pubs, a bar, takeaways, a primary school and Sainsburys Local amongst others. The University of Cumbria's Brampton Road campus is a five minute walk. The location is convenient for main road network - A7, A69 and M6. Of historical interest, Stanwix is built on the site of a Roman fort which was the largest fort on Hadrian's Wall.

DESCRIPTION

An appealing period townhouse offering spacious accommodation in excess of 1,500sq ft currently let as a 5



bed student house until June. The property has character and potential to be reinstated into a desirable private residence. Its prime position has ensured its status as a popular student let however it would also be of interest to those seeking an investment property in a sought after northern suburb.

On entering the hall it is apparent that this is a substantial property. The impressive staircase with its solid timber handrail and balustrades sets the tone. The generous front reception with bay is split to provide two bedrooms however this could easily be converted back to a bright room overlooking central Stanwix. The living space is well catered for. The living room accesses the conservatory which connects to the breakfast room off the modern kitchen. On the first floor are two good double bedrooms, a single bedroom and modern shower room.

Externally the forecourt is open to Church Terrace and a public parking area. The enclosed rear yard has a store. Of interest, beyond the yard is a designated hard landscaped garden providing a pleasant space for alfresco living.



Contact

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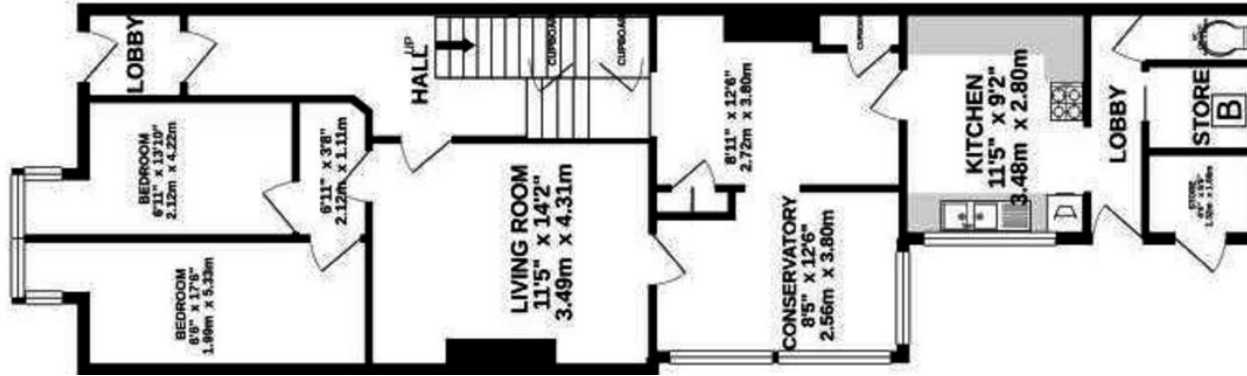
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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.

