



**Hayward  
Tod**

**3 bedroom Semi-Detached House** | Jennet Croft | Wetheral | CA4 8JJ  
**Guide Price Of £250,000**







Impressive modernised, three bedroom home in the centre of a highly sought after village. Open plan kitchen dining with bi-fold doors. Living room with stove. Landscaped rear garden. Garage and side store.

Living room | cloaks | dining kitchen | utility | three bedrooms | modern bathroom | garage and store | landscaped rear garden | driveway parking | double glazing | gas central heating | EPC pending | council tax band B

### APPROXIMATE MILEAGES

M6 junction 42 - 2.7 | Central Carlisle - 4.5 | Lake District - Ullswater - 23 | Newcastle International Airport - 52

### WHY WETHERAL?

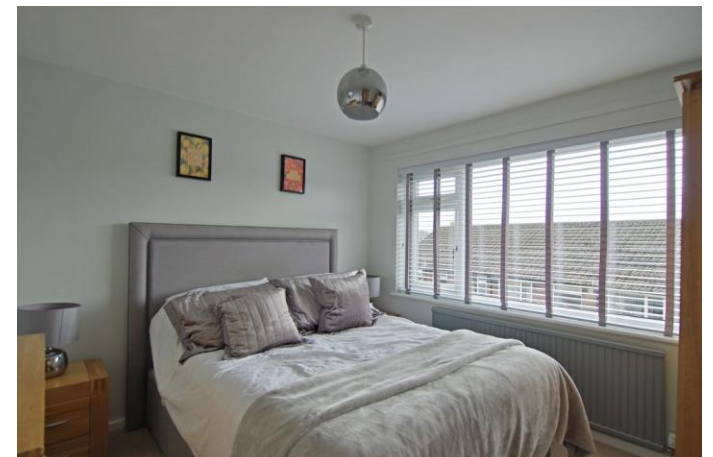
One of Carlisle's most sought after villages, Wetheral offers a superb range of local amenities including two Pub's, a restaurant, village shop and Post Office, café, hairdressers and doctors surgery, as well as being served by both bus and rail. The wider road network is close to hand with the M6 and A69 both being within just a few minutes drive. The village has an active social community with a village hall and sits high above the River Eden providing a wide range of riverside walks and the viaduct allows for a short walk across the river to the neighbouring village of Great Corby.

### ACCOMMODATION

The internal accommodation has undergone a programme of modernisation at the hands of the current owners and provides excellent open plan living to the ground floor. The living room, with large wood burning stove is open to the impressive modern kitchen diner at the rear, which features a range of integrated appliances and a breakfast bar. Bi-fold doors open out to the generous rear garden which is in part paved patio and a raised lawn to the rear. From the kitchen there is access to a front-to-back covered passage which in turn provides access to a useful utility room, store and garage as well as the garden and driveway parking. To the



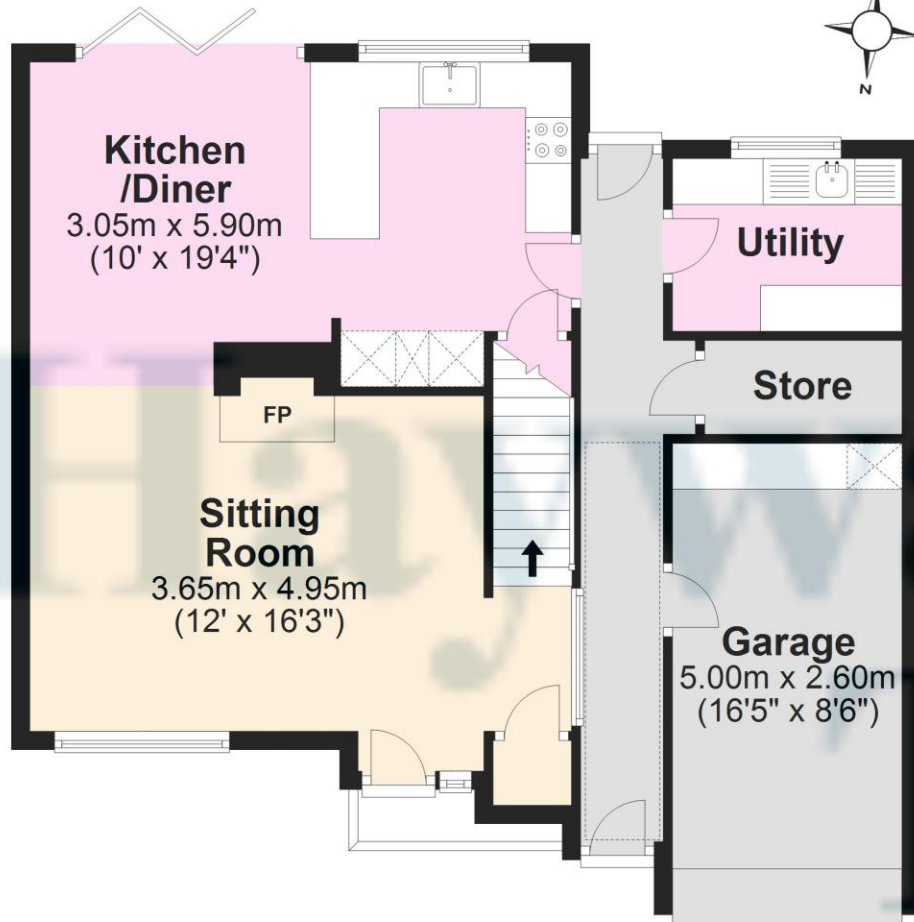
first floor and accessed of a light and open landing are three bedrooms, two of which are good double rooms with the third being a single/study. The family bathroom is modern and has a shower over the bath. Externally, in addition to the rear garden there is a good sized lawn to the front and driveway parking for at least two cars. The property sits back from the road and benefits from an elevated position in the very heart of the village.





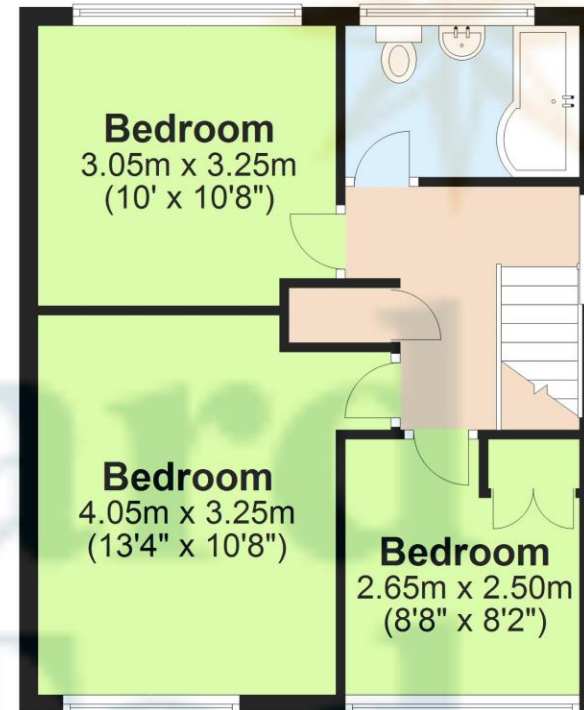
## Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)

### Contact

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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.