



**Hayward  
Tod**

**5 bedroom Town House | Warwick Road | Carlisle | CA1 1DR**

**Guide Price £250,000**





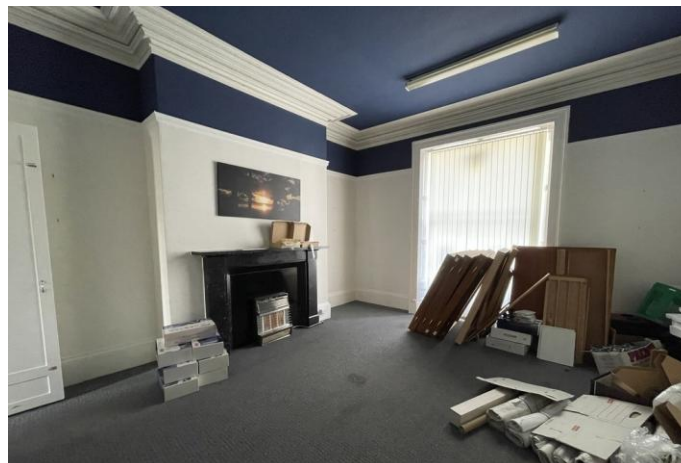
Superb opportunity for conversion in a prime central city location with the benefit of ample off-street parking to the rear. Over four floors including basement and attic.

#### **APPROXIMATE MILEAGES**

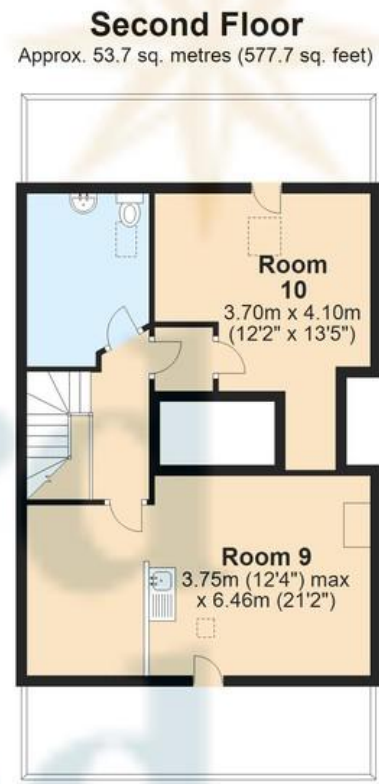
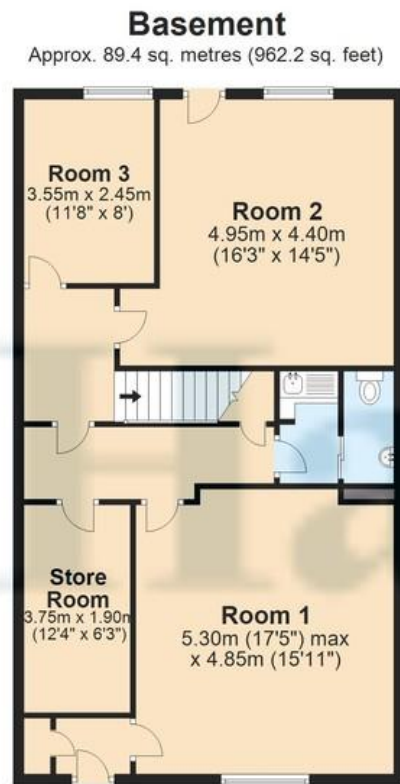
Carlisle Railway Station 0.2 (4 mins walk) | M6 motorway 1.7 | Penrith - North Lakes 21 | Newcastle International Airport 56.5

**WHY WARWICK ROAD?** At the top of Warwick Road, just moments walk from the city centre, shops, bars, restaurants and the railway station, the property is perfectly placed to enjoy all Carlisle has to offer. Formerly used as offices, the property requires reconfiguration to suit the needs to the buyer, however would make a wonderful home or could even perhaps have potential as a large letting investment or for potential subdivision if the necessary permissions were to be obtained.

**ACCOMMODATION** Retaining many original features in spite of its use as offices, the property features a number of spacious rooms across each of the four floors which could all be configured to suit the needs of the buyer. An impressive room at the rear of the ground floor space (room 5 on plan) has double doors out to the rear outside space and could be used as a living kitchen. Currently just hardstanding parking for a number of vehicles this space could be partitioned to create off-street parking and a garden area if desired. The first floor has three large rooms presently which could all be bedrooms, with the largest (room 8) having the potential to be split or have an en-suite added. The second floor features two attic rooms and a toilet, which could perhaps be combined to create one larger master suite. The basement rooms offer scope for additional living space, a study/cinema room or games room. In short, the property offers tremendous flexibility and a rare opportunity to create an impressive town house to your own specification.







Total area: approx. 318.0 sq. metres (3423.2 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.co.uk

## 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.