



**Hayward
Tod**

4 bedroom Town House | Etterby Street | Stanwix | CA3 9JD
Guide Price £300,000





An impressive, fully refurbished townhouse, offered in superb condition throughout. Well located close to the amenities of Stanwix and the city centre.

entrance hallway | W.C. | open plan dual aspect living room | kitchen | dining area | four bedrooms | four piece bathroom | south facing rear yard | double glazing | gas central heating | EPC - pending | council tax band - C

APPROXIMATE MILEAGES

Stanwix primary school 0.2 | city centre 1 | M6 motorway J44 1.9 | Penrith - North Lakes 21 | Newcastle International Airport 56.2

WHY ETTERBY STREET?

Located just moments walk from a host of local amenities within Stanwix the property is perfectly placed. Shops, bars and a primary school are just some of the services on offer. Public transport is also close by, with regular services to the city centre, which is also within an easy walking distance. Parkland and green space are also on the doorstep meaning the property offers the best of both worlds.

ACCOMMODATION

Beautifully presented and finished inside and out. The spacious accommodation is set back from the road behind a low wall where there is an area of artificial turf and stones. The property is fully double glazed and gas centrally heated. A vestibule leads to a wide entrance hall housing the stairs to the first floor and an Understairs W.C. The living room, with a bay window to the front and a feature fireplace and stove is open to the rear reception room, with a second feature fireplace and double doors to the south facing rear yard. The kitchen, with a range of fitted units and a central island with breakfast bar seating has a useful dining/utility space to the rear with another set of double doors to the rear yard. An impressive wide staircase leads to the first floor landing. To the rear of the property is a double



bedroom and the family bathroom; a modern space with both a freestanding bath and separate shower. To the front of the property are three additional bedrooms. Two good sized doubles, one with a bay window to the front and the other to the rear and a fourth single bedroom. Externally, to the rear of the property is a south facing courtyard garden which has been kept low maintenance thanks to artificial turf. Gates lead to the rear lane for access and the rear portion of the space is raised and accessed via a short set of steps.



Floor plan to follow

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.