



**Hayward
Tod**

3 Bedroom Detached House | Newtown Road | Carlisle | CA2 7NJ
£275,000





Deceptively spacious three bed, one en-suite home. Two reception rooms. Breakfast kitchen. Large rear garden. Convenient west of city location close to shops and public transport.

entrance porch | inner hallway | sitting room | breakfast kitchen | two ground floor double bedrooms | ground floor bathroom | first floor master bedroom with en-suite shower | lower ground living room | paved driveway parking | rear lawned garden and patio areas | double glazing | gas central heating | EPC pending | council tax band D | N.B. private drainage - does not comply with general binding rules - drawings and quotes are able to be provided upon request for provision of mains connection

APPROXIMATE MILEAGES city centre 1.4 | M6 motorway 3.5 | Belle Vue Primary School 0.4 | Newcastle International Airport 58

WHY NEWTOWN ROAD? Conveniently located on the western fringe of the city the property is within a short walk of a convenience store and primary school as well as being readily accessible for the city centre, supermarkets and the Cumberland Infirmary. The proximity of the city bypass allows for access to the wider region, West Cumbria and the M6 motorway.



ACCOMMODATION Having been well cared for and maintained by the current owner, the property is in excellent condition both inside and out. The property can be lived in on a single level if required, however has an impressive master bedroom with en-suite shower on the first floor. The room is flooded with natural light thanks to a large picture window, which overlooks the rear garden, and roof lights on both sides of the space. Entering the property through a porch in to the hallway, there is a good sized sitting room with gas fire and two double bedrooms. The bathroom, with shower over the bath, is fully tiled. There is

a modern breakfast kitchen, which leads through and down a short set of steps to the larger second sitting room. A sizeable freestanding stove sits in the far corner of the room and double doors lead out to the rear garden and patio area. Externally the property benefits from a generous paved driveway providing parking for a number of vehicles. There is gated side access to the rear garden where there are two patio areas. The first is by the property and accessed from the second sitting room and the other is at the bottom of the garden, positioned to take in as much of the sun as possible. The mature garden is surprisingly large and relatively private, with a good size lawn at its centre. There is also a large shed and storage space at the far side of the property.



Ground Floor

Approx. 118.3 sq. metres (1273.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 151.4 sq. metres (1629.7 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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