



**Hayward
Tod**

3 bed 1 ensuite Detached House | 15 Longlands Road | Carlisle | CA3 9AD
Guide Price £450,000





A fine 3 bed detached home with private rear garden providing beautifully maintained accommodation with generous living space. Desirable location within one of Carlisle's most sought after addresses close to Stanwix, river parkland and the city.

APPROXIMATE MILEAGES

Stanwix 0.5 | Central Carlisle - mainline station 1.6 | Solway Coast AONB - Bowness on Solway 13.8 | Lake District National Park - Caldbeck 14.1, Ullswater Pooley Bridge 26.3, Keswick 30 | Newcastle International Airport 55.3

ACCOMMODATION SUMMARY

entrance hall and stairs | cloakroom | living room opening into dining room | sitting room | conservatory | fitted kitchen | first floor landing | front double bedroom one with large ensuite bathroom | front double bedroom two | rear bedroom three | bathroom | separate WC | attractive gardens | parking | council tax band - E | EPC - E | all mains services | gas central heating | freehold

LOCATION

The property occupies a pleasant in a sought after having road of considerable prestige and has the added benefit of being at the city end of Longlands Road making an easy walk to Stanwix, River Eden and the city centre. Stanwix has a primary school, Sainsburys Local, two pubs, restaurants, takeaways and convenience shops. Carlisle has an excellent café society and a wide range of social, leisure and retail opportunities. The city is on the Westcoast Mainline ensuring direct access to London in around three hours twenty minutes and many other cities including Glasgow, Edinburgh, Manchester and Birmingham. The cities two main parks are on the doorstep and for other recreational pursuits the Lake District, Eden Valley, Solway Coast and Hadrian's Wall are all readily accessible. The main road network is also to hand including M6, A69, A7 and M74.



DESCRIPTION

This attractive detached home has been beautifully maintained and well presented and offered in excellent order. Set back from the road the property has a lovely feel from the moment you enter the spacious hall. The living space is excellent and exudes calm. The main reception room has two good areas and a dual aspect. French doors access a private patio and the rear garden. A second sitting room has a bay window and opens into a good conservatory with living and dining space. The circulation space is great an ideal for entertaining. The fitted kitchen has access from the hall and conservatory. A cloakroom is provided. On the first floor the main bedroom has a large ensuite bathroom. Two further bedrooms share a bathroom and separate WC.

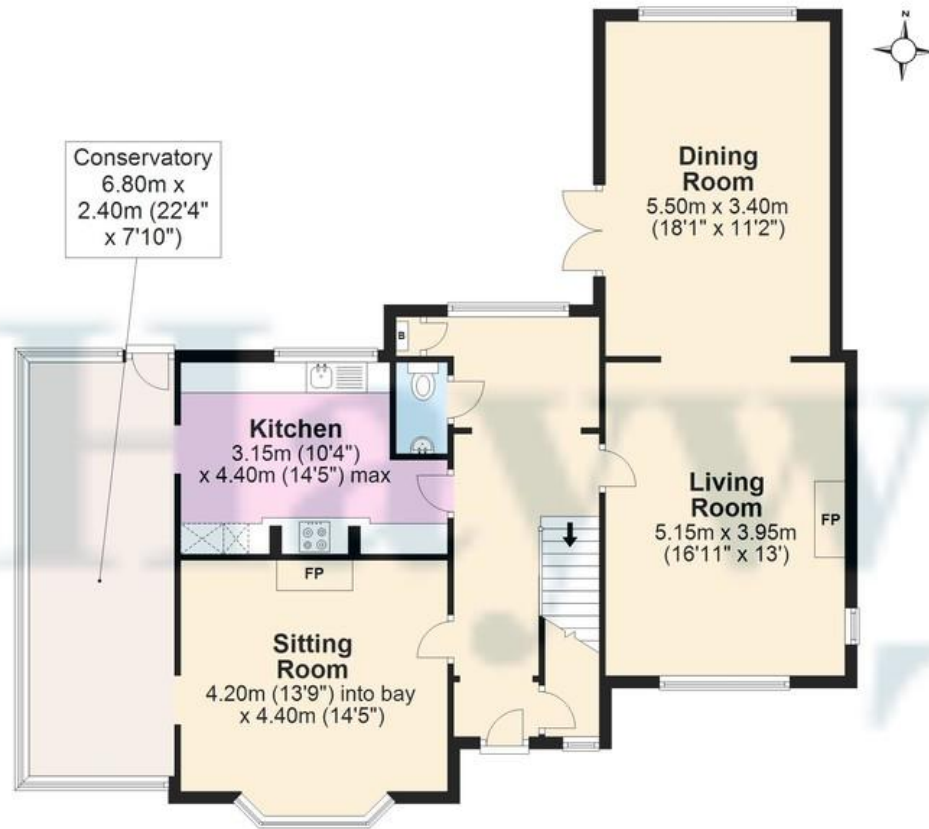
OUTSIDE

Gates to block paved driveway and parking. Side access to attractive rear garden with patio, summerhouse and shed.



Ground Floor

Approx. 106.2 sq. metres (1143.4 sq. feet)



First Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



Total area: approx. 176.5 sq. metres (1899.5 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.