



**Hayward
Tod**

5 bedroom Detached House | Brampton Road | Carlisle | CA3 9AU

£485,000





Beautifully presented detached home in a sought after north of the city location. Well balanced accommodation. Private rear garden and detached home office.

entrance hallway | sitting room | dining kitchen | living/dining room | garden room | cloakroom W.C. | five bedrooms | family bathroom | shower room/laundry room | detached home office/study | summerhouse | rear garden | driveway parking | EPC C | council tax band F | double glazing | gas central heating

APPROXIMATE MILEAGES

City centre 1 | Stanwix 0.5 | M6 motorway 2.7 | Penrith - North Lakes 22 | Newcastle International Airport 55

WHY BRAMPTON ROAD?

A popular residential address to the north of the city centre, Brampton Road is perfectly placed for access to the city centre, superb amenities of Stanwix, public transport, the wider road network and parkland. Just a short walk from an excellent range of shops, amenities, bars and restaurants as well as Stanwix Primary school, the property is well located for residents of all ages. In addition the property has a favourable south east facing garden and is afforded privacy to the rear being on a corner plot.

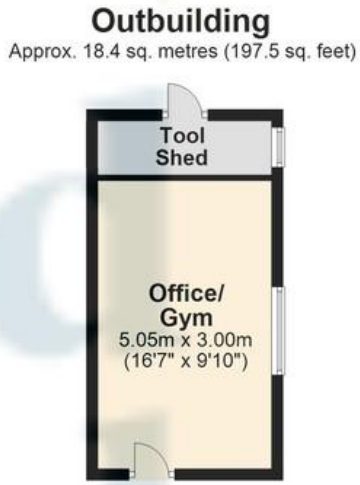
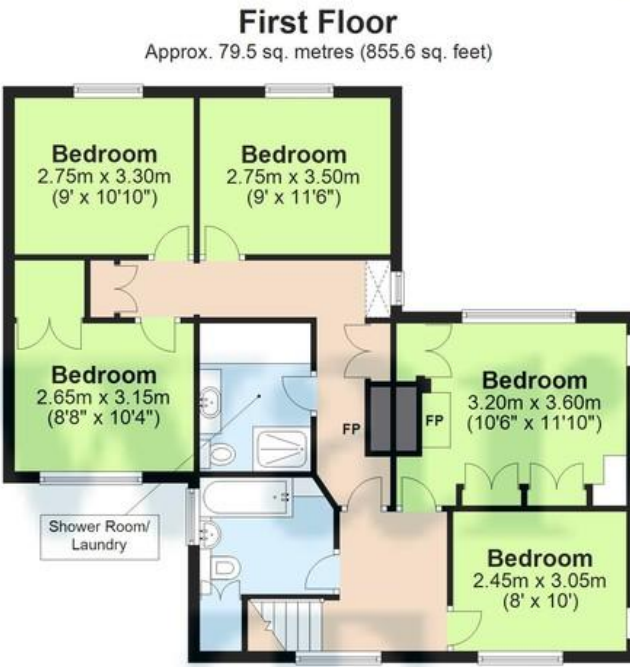
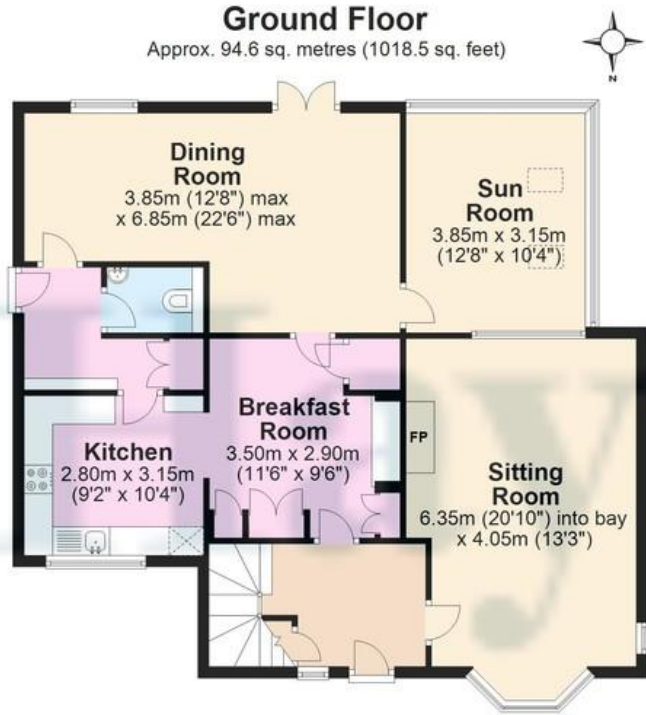
ACCOMMODATION

Offered in superb condition throughout the property provides a deceptive amount of living space. There is a dual aspect living room with gas fire. The modern kitchen, with a range of integrated appliances, is open to the dining area which in turn leads through to a large living/dining room across the back of the property. From a rear hallway there is an external door and cloakroom W.C. Additionally there is a wonderful garden room with pitched ceiling. To the first floor are five good sized bedrooms, a modern family bathroom and a second shower room to the first floor. Externally the property benefits from ample gravelled



driveway parking and a well maintained and private rear garden. The garden is mostly laid to lawn but also has the benefit of a large detached room, suitable for a variety of uses including home office or gym. There is an integral storage shed to the rear and an additional detached summerhouse.





Total area: approx. 192.5 sq. metres (2071.6 sq. feet)



Food

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.