



**Hayward
Tod**

4 bedroom Detached House | Haydock Drive | The Ridings | Carlisle | CA2 4FA
£335,000





A well presented modern family home. Dining kitchen. En-suite main bedroom. Favourable position with outlook across open fields.

entrance hallway | sitting room | open plan kitchen dining living | utility | W.C. | main bedroom with en-suite shower | three further double bedrooms | four piece bathroom | paved driveway | garage | rear garden | EPC B | council tax band D | double glazing | gas central heating

APPROXIMATE MILEAGES

City centre 2 | M6 motorway 3 | Penrith 17 | Newcastle International Airport 60

WHY THE RIDINGS?

A popular modern development to the south of the city, with walking distance of a major secondary school and parkland with local amenities and public transport links also close by. The property is well placed for families and people of all ages and is just a few minutes drive from the city centre and the M6 motorway. The property enjoys a favourable position on the edge of the development and overlooks open fields.

ACCOMMODATION

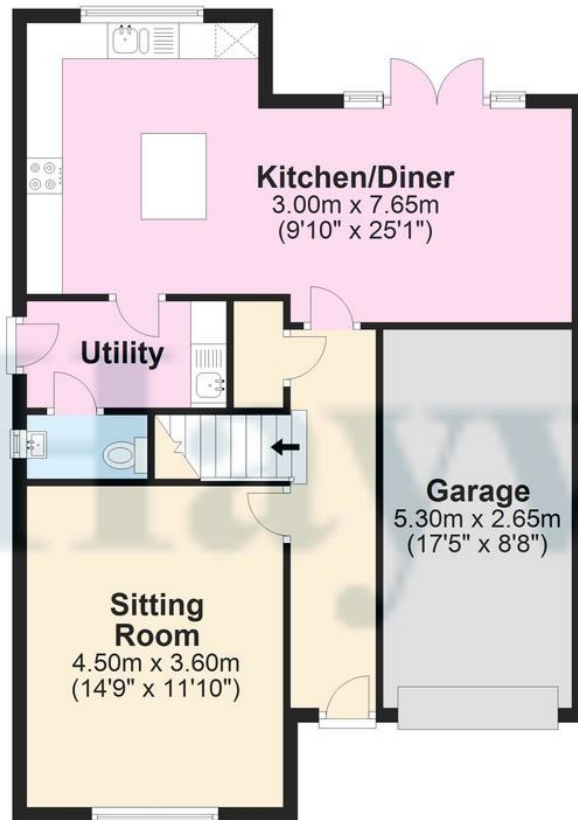
Offered in near new condition throughout the accommodation is well balanced providing for double bedrooms, one of which has an en-suite shower, all centred around a generous landing. There is also a four piece family bathroom. A living room to the front of the property overlooks open fields. The open plan kitchen living to the rear has double doors to the garden. The kitchen, with a range of integrated appliances, also has an island with breakfast bar seating. There is also a utility room with plumbing for a washing machine and space for a dryer, a door from here leads to the outside and a W.C. There is paved driveway parking for two cars to the front of the property and a good size lawned garden to the rear.





Ground Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



Total area: approx. 142.6 sq. metres (1535.0 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.