



**Hayward  
Tod**

**3 bedroom Detached House** | Brackenleigh Close | Carlisle | CA2 6RE

**£200,000**





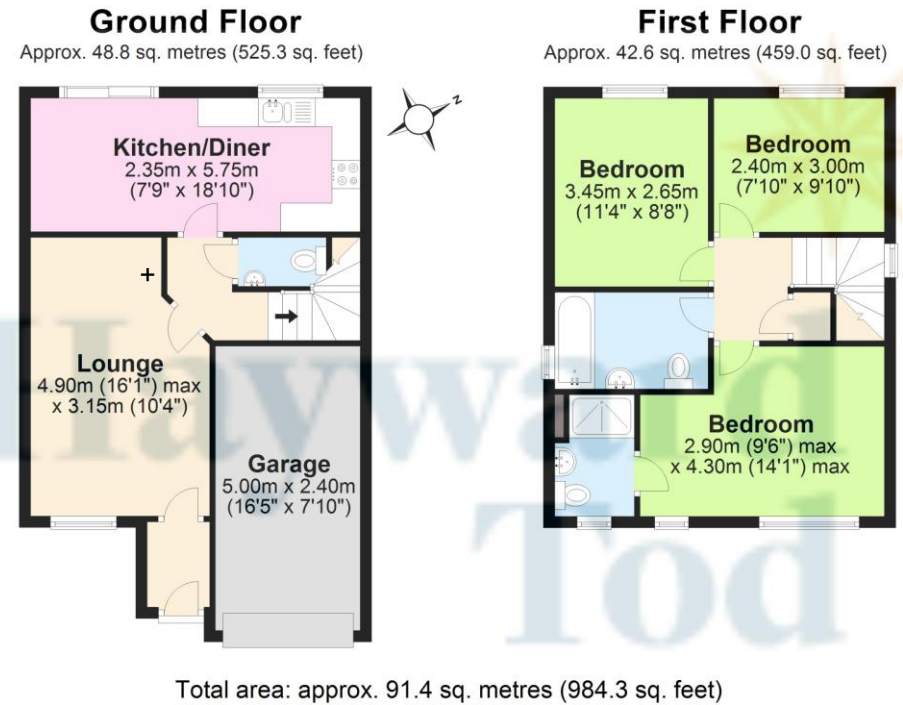
Superb starter home to the west of the city. Three bed, one en-suite. Dining kitchen. Integral garage and rear garden.

entrance vestibule | living room | W.C. | dining kitchen | main bedroom with en-suite shower | two further bedrooms | family bathroom | attached single garage | driveway parking | rear garden and patio | EPC C | council tax band C | gas central heating | double glazing | freehold - solicitors to confirm

**LOCATION** On the western fringe of the city conveniently situated for access to both the city centre and the wider region the property is close to schools, shops and public transport. The property is positioned to the rear of a no through road meaning there is limited passing traffic.

**ACCOMMODATION** Offered in good order throughout the deceptively spacious accommodation provides three bedrooms, one with an en-suite shower. There is also a tiled family bathroom. To the ground floor is a living room, cloakroom W.C. and a dining

kitchen. The kitchen has integrated appliances and double doors lead from the dining area to the rear garden. The garden is a good size with an area of patio and lawn. There is also an attached single garage. The property is gas centrally heated and double glazed. The property has a previous track record of being a strong performing rental but would make an equally suitable family home for an owner occupier.



## 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.