



**Hayward
Tod**

3 bedroom Semi-Detached House | Croft Road | Carlisle | CA3 9AG
Offers in excess of **£250,000**





An extended three bedroom home with large garden on a popular side street to the north of the city. Good living space, with further potential to improve.

entrance porch | inner hall and stairs | sitting room | living dining room | conservatory | kitchen with breakfast area | utility | ground floor shower | first floor bathroom | three bedrooms | paved driveway parking | generous rear garden | double glazing | gas central heating | EPC C | council tax band C

APPROXIMATE MILEAGES

City centre 1.5 | Stanwix 1 | M6 motorway 2.5 | Brampton 8 | Penrith - North Lakes 25 | Newcastle International Airport 55

WHY CROFT ROAD?

A quiet side street in one of Carlisle's most sought after north of the river locations, Croft Road is well placed to take advantage of both the excellent local amenities in Stanwix and nearby Houghton and also remains in easy reach of the city centre, parkland and public transport links, with a main bus route just moments away on the nearby Brampton Road. The wider region is also at hand, with the M6 and A69 being just a few minutes drive by car.

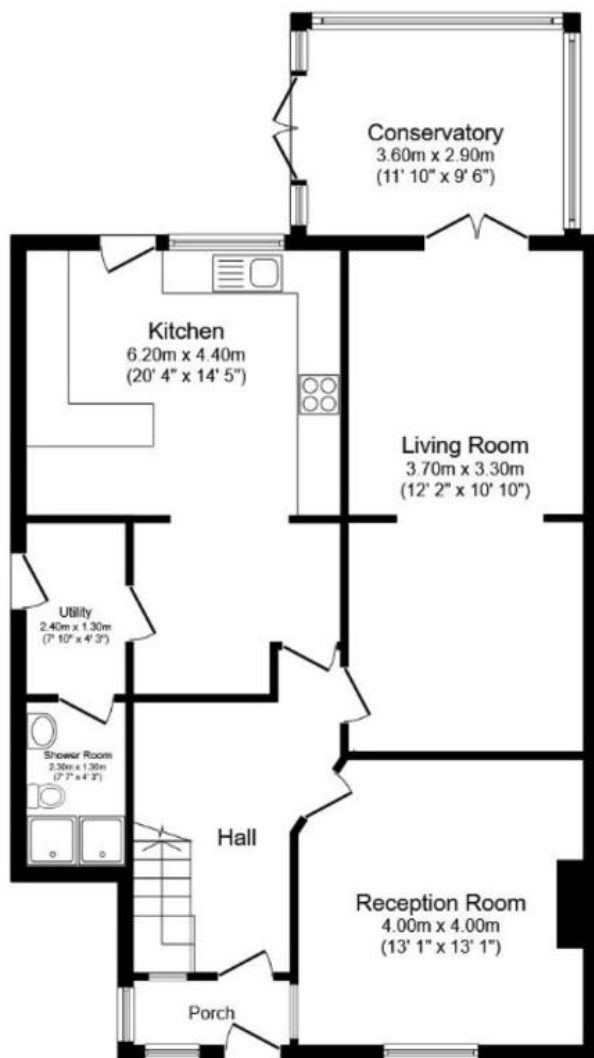
ACCOMMODATION

The internal accommodation has previously been extended to the ground floor and now provides ample living space. There is a sitting room to the front of the property and a larger living/dining room to the rear which opens out in to a conservatory which provides access to and overlooks the rear garden. The kitchen, with a small dining area to the front has a breakfast bar island and also provides access to the garden. To the side is a small utility room and ground floor shower. On the first floor are three bedrooms, a double to the front and rear, both with fitted wardrobes and a third single to the front. The bathroom, to the rear of

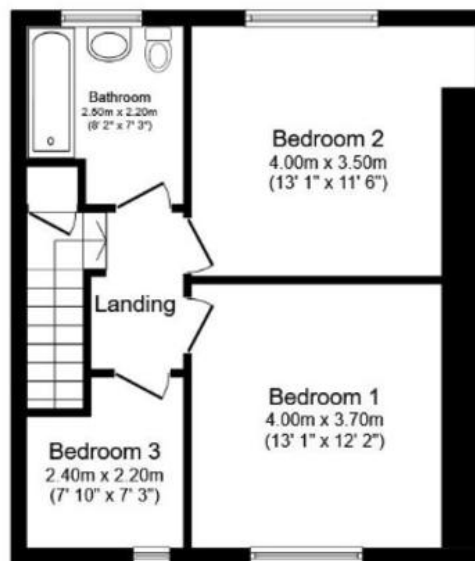


the property, has a shower over the bath. Externally the property benefits from a good size south-east facing garden which is mostly laid to lawn. There is a patio area at the rear of the property. To the front is a good sized paved driveway providing off street parking.





Ground Floor



First Floor

Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

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.