



**Hayward
Tod**

3 bedroom Detached House | Etterby Road, Carlisle, CA3 9SB

£205,000





An appealing modern detached three bed house with private low maintenance garden set in a mews style development just north of the city. Pleasant breakfast kitchen and attractive lounge. Convenient for local amenities, Stanwix and walks by the River Eden for parkland and central Carlisle.

ACCOMMODATION SUMMARY

Hall and Stairs | Cloakroom | Living room | Fitted kitchen with ample dining space | First floor landing | Rear double bedroom one with ensuite shower room | Side double bedroom two | Side single bedroom three | Bathroom | Easy to maintain enclosed garden | Allotment off street parking for two cars | All mains services | Gas central heating | Council Tax Band - D | EPC - C | Freehold

APPROXIMATE MILEAGES

Stanwix shops and primary school 0.8 | Central Carlisle - Westcoast Mainline Station 1.8 | M6 J44 2.3 | Solway Coast AONB 13.1 | Lake District National Park - Caldbeck 16, Pooley Bridge Ullswater 26 | Newcastle International Airport 57.2

LOCATION

Small modern development just off Etterby Road opposite Austin Friars Independent Day School. Short walk to a pub, convenience store and takeaway. Good amenities nearby in Stanwix including 2 pubs, bistro, Sainsbury's Local and CE Primary School. Walk to parkland and city centre via the River Eden. Easy access for Northern Relief Road, M6 and A69.

DESCRIPTION

A well balanced modern 3 bed detached house with ensuite and patio garden. Built to a high standard by Magnus Homes in 2007 the property provides comfortable accommodation with good living space. The spacious living room has a window and French door to a private patio. The



room opens into the kitchen diner making a great space for entertaining. The kitchen has attractive fitted units and a range of integral appliances. it has windows to two elevations and an external door. For convenience a cloakroom is provided. On the first floor are three bedrooms, one ensuite and a bathroom.

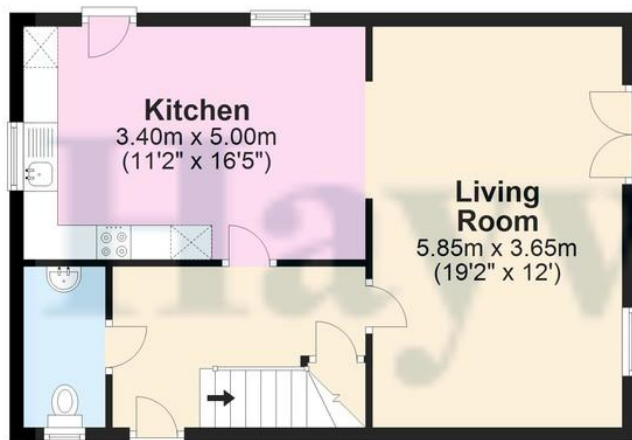
OUTSIDE

Allocated parking with communal courtyard. Enclosed private patio garden.



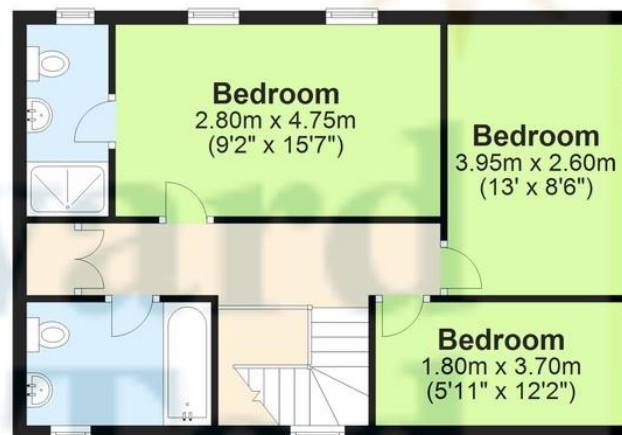
Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 102.2 sq. metres (1100.0 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.