



**Hayward
Tod**

2 Bed Ground Floor Apartment & garage | St Mary's Court | Moorhouse Road | Carlisle | CA2 7LU
£130,000





Don't judge a book by its cover. Beautifully presented two bed ground floor apartment with garage. Convenient for public transport and amenities.

entrance hall with storage and utility space | inner hallway | kitchen | living/dining room | shower room | two bedrooms | communal outside space | parking | garage | double glazing | gas central heating | all mains services | freehold | EPC pending | council tax band A

APPROXIMATE MILEAGES

City centre 1.4 | M6 motorway 3.5 | Sainsburys Supermarket 1 | Newcastle International Airport 58

WHY ST MARY'S COURT

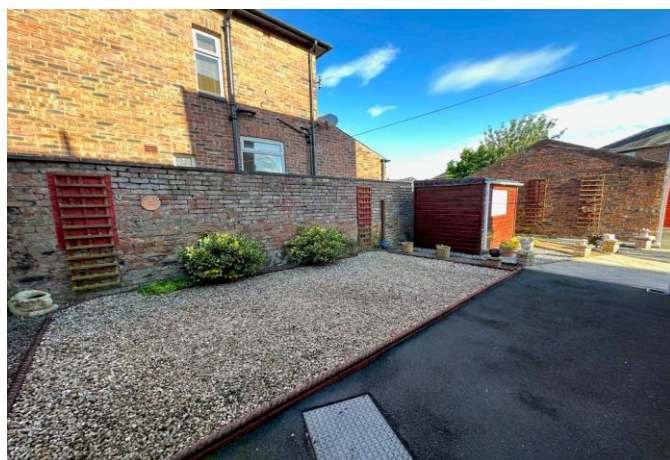
Conveniently located just a short distance to the west of the city centre and within easy reach of a wide range of amenities and the Cumberland Infirmary. Well connected to the wider region with a bus stop being right by the property and the city by-pass being just moments further beyond allowing for quick access to the M6 motorway, Kingstown Industrial Estate and the A595/6 for access to the west Cumbrian coast and the Lake District.

ACCOMMODATION

Never has the phrase don't judge a book by its cover been more appropriate. The deceptively spacious two bedroom accommodation is offered in excellent order throughout, having been regularly updated and improved at the hands of the current owner. There is a spacious dual aspect living room with gas fire and a kitchen with a surprising amount of storage and worktop space as well as an eye level oven. The compact shower room is modern and has been well laid out. The two bedrooms are ample with the larger being a good double and the second a comfortable single, both are at the rear of the property. There is a good built in cupboard providing additional storage in the inner hallway. Being on the ground floor the property also has the benefit of

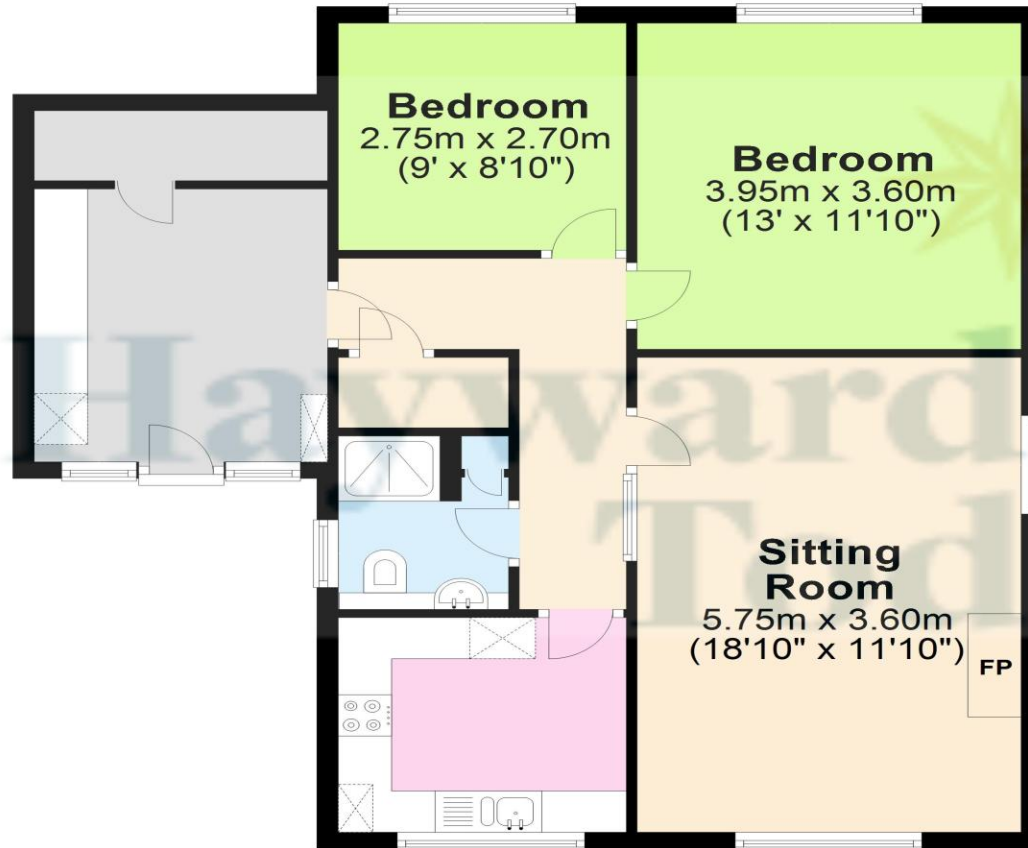


storage and utility space within the entrance lobby. Externally the property is surrounded by a large area of hardstanding on all sides. The western side of the property has been designated as the communal gardens and is all hard landscaped. There is a shed for storage and the property also benefits from a single garage within the block of three. The area in front of the garage and behind the property, which has recently been tarmacked is available for parking. The freehold is owned by the owners of the three flats.



Ground Floor

Approx. 73.0 sq. metres (785.3 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.