



**Hayward  
Tod**

**2 bedroom Semi-Detached House** | Tramside Way | Carlisle | CA1 2FH

**£140,000**





Tucked away at the rear of the development with a leafy aspect towards the river, this neatly presented two bed would make an ideal starter home or a fabulous buy-to-let investment. Walking distance to public transport and local amenities.

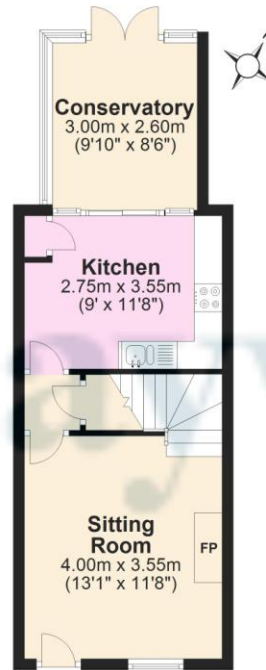
living room | W.C. | kitchen | conservatory | two bedrooms | shower room | low maintenance front and rear gardens | double glazing | gas central heating | mains water and drainage | annual service charge £xx pa | council tax band B | EPC C | freehold

**APPROXIMATE MILEAGES** city centre 1 | M6 motorway 2 | supermarket 0.4



### Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 64.8 sq. metres (697.2 sq. feet)

**WHY TRAMSIDE WAY?** A secluded modern development adjacent to Melbourne Park just a short distance from London Road, the city centre, motorway and amenities. The property is ideally placed for enjoying all that Carlisle has to offer and would suit singles, couples and families alike. Benefiting from a quiet location at the far end of the development the property overlooks greenspace towards the river and is not trouble by passing traffic.

**ACCOMMODATION** The well presented accommodation has been enhanced by the addition of a sizable conservatory to the rear providing extra ground floor living space. The kitchen has a range of fitted units and the living room to the front of the property has a gas fire. There is also a W.C. on the ground floor. To the first floor are two double bedrooms, the larger of which is at the rear of the property. There is also a modern shower room. Externally the property has a low maintenance patio garden to the rear where there is also a large shed. To the front the property has another low maintenance garden which extends towards the trees at the riverbank. The property is in good order throughout and ready for the next owner to put their stamp on it.

## 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.