



**Hayward
Tod**

3 Bed Mid Terrace | Kells Place | Stanwix | Carlisle | CA3 9DT
£195,000





Newly refurbished, beautifully presented and superbly located three bed mid terrace with large low maintenance rear garden. Short walk to shops, amenities and Stanwix primary school.

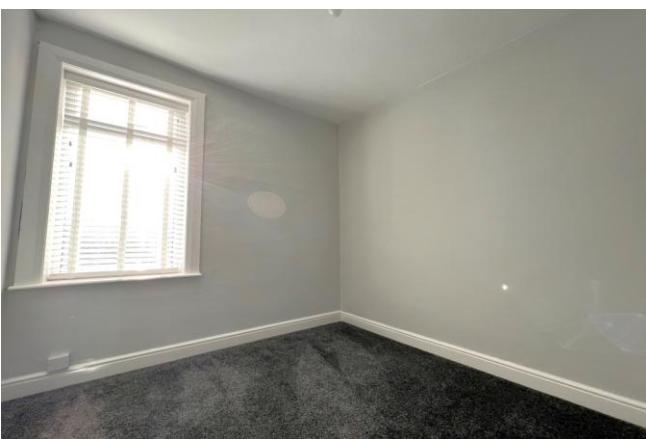
entrance hallway | open plan dual aspect living space | modern kitchen | three good bedrooms | bathroom | large low maintenance rear garden | covered gated passage to rear garden | double glazing | gas central heating | EPC D | council tax band B | freehold | mains drainage

APPROXIMATE MILEAGES

Sainsburys Local 0.2 (5 mins walk) | city centre 0.8 (20 mins walk) | Rickerby Park 0.5 | M6 motorway 1.8

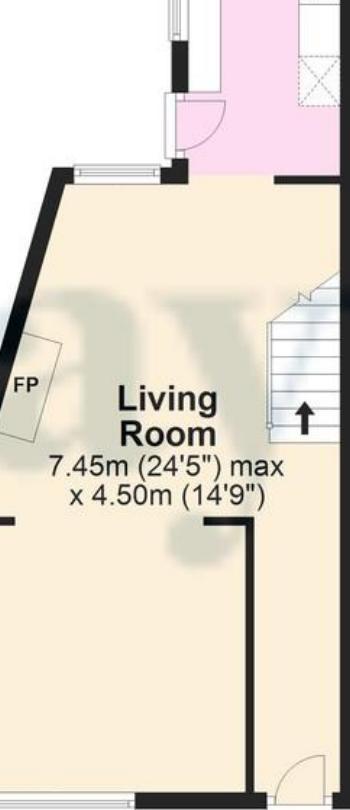
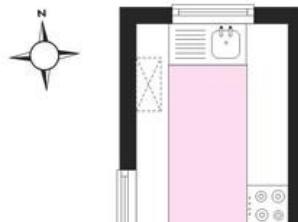
WHY KELLS PLACE? Tucked away in the heart of Stanwix urban village, just a short walk from a range of shops, restaurants and public transport as well as Stanwix Primary School and Rickerby Park. Within easy reach of the University of Cumbria Brampton Road campus as well as the city centre the property is ideally located to suit a wide range of buyers.

ACCOMMODATION Offered in excellent condition throughout having undergone significant refurbishment, the property provides a good open plan living space, with the two reception rooms being combined. There is a newly fitted modern kitchen with high gloss fitted units and a door to the rear garden. To the first floor are three bedrooms, two of which have built in cupboards and original feature fireplaces. The bathroom at the rear of the property has a shower over the bath. There is a small town garden to the front of the property and a large low maintenance garden to the rear, which can also be accessed via a gated covered side passage. There is an area of off-street residents parking to the front of the property. In short, the property represents an excellent opportunity to secure a pleasant home in a popular location or would make an ideal 'turn key' rental investment.



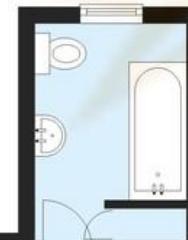
Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.1 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.