



**Hayward
Tod**

3 Bedroom Semi Detached House | Beech Grove | Stanwix | Carlisle | CA3 9BE

£230,000





Impressive refurbished home in a popular residential location close to the city centre, parkland and local amenities including Stanwix Primary School.

entrance hallway and stairs | sitting room | dining/living room | garden room | kitchen | three bedrooms | family bathroom | paved driveway | rear garden and raised decking | EPC D | council tax band C | double glazing | gas central heating | all mains services connected | freehold

APPROXIMATE MILEAGES

Stanwix primary school 0.3 (7 mins walk) | city centre 1.3 | M6 motorway 1.7 (J44) | Penrith - North Lake District 25 | Newcastle International Airport 56

WHY BEECH GROVE?

A popular residential street to the north of the city centre, Beech Grove is located just a short walk from a wide range of amenities in Stanwix including a popular primary school, Sainsbury's Local as well as Pubs and restaurants. The city centre is an easy walk to the south and Rickerby Park, providing riverside walks and a more scenic route in to the city centre is just a short stroll to the east. Public transport is close to hand and the wider region readily accessible via the A69 and M6 which are both just a few minutes drive from the property.

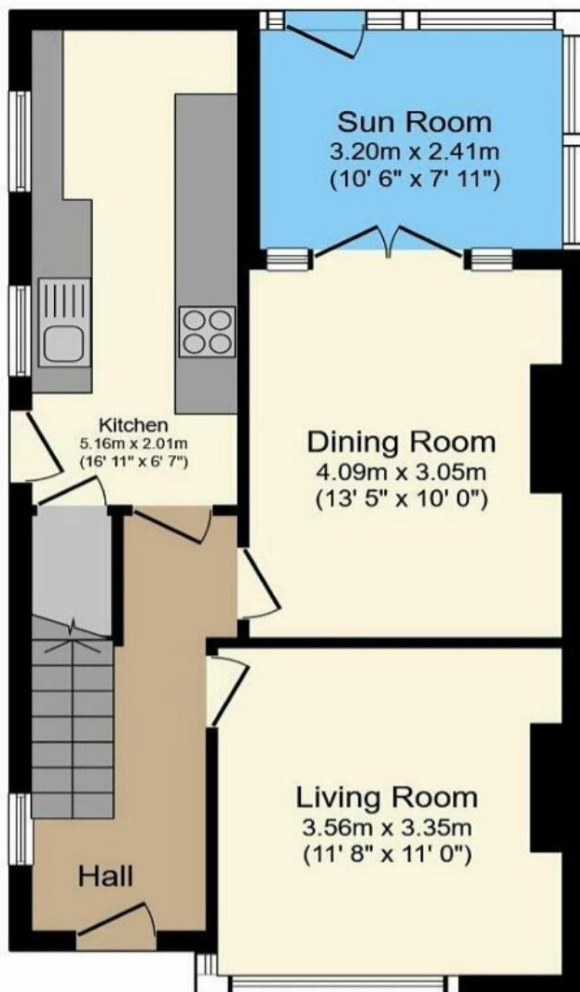
ACCOMMODATION

Having undergone extensive at the hands of the current owners the property is in genuine turn key condition. There is a bay fronted living room and a second reception room to the rear which opens out in to a garden room with a large raised deck beyond. The kitchen, complete with understairs pantry cupboard has a range of integrated appliances and under counter space for additional appliances if desired. There is also a door from the kitchen to the paved driveway along the side of the property. To the first floor are three bedrooms, the larger two mirroring the two reception

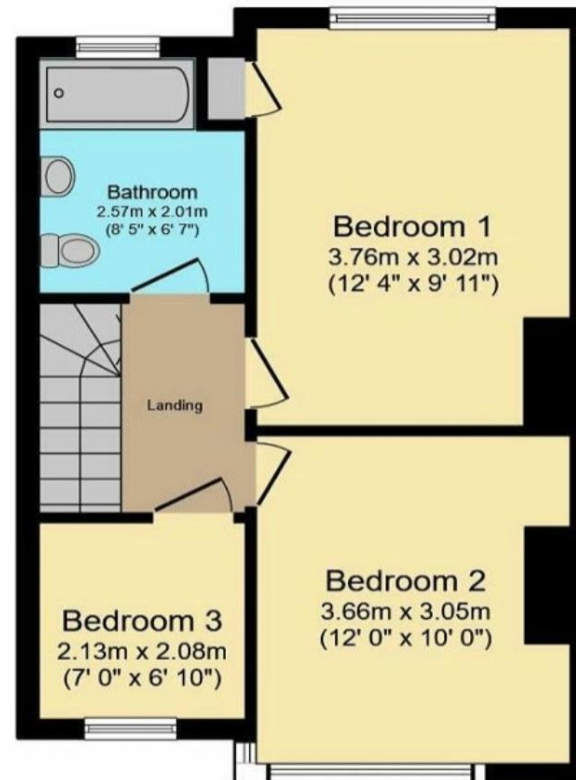


rooms below with the third being a smaller single/study to the front of the property. The bathroom, a modern fitted suite has a shower over the bath. Externally the property has gates to the front and a paved driveway. At the rear there is a large paved deck and an area of lawn with a large gravel border. The property benefits from double glazing and gas central heating.





Ground Floor



First Floor

Total floor area 91.4 sq.m. (983 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.