



**Hayward  
Tod**

**3 bedroom Detached Bungalow | 23 Ryehill Park | Smithfield | Carlisle | CA6 6BH**  
**Guide Price £189,000**





A three bed detached bungalow with garage, private rear garden and conservatory requiring modernisation. Well located within a quiet close in an accessible rural village under 20 minutes from Carlisle.

#### ACCOMMODATION SUMMARY

Hall | Generous sitting room | Kitchen | Conservatory | Side double bedroom one | Side double bedroom two | rear single bedroom three | Bathroom | Separate WC | Gardens private at side and rear | Greenhouse | Shed | Detached garage | EPC - E | Council Tax Band - D | Oil central heating | Freehold

#### APPROXIMATE MILEAGES

Primary School 0.2 - 4 minute walk | M6 J44 6.2 | Brampton 6.6 | Central Carlisle 8 | Hadrian's Wall - Birdswald 14.1 | Lake District National Park - Caldbeck 23.5, Pooley Bridge Ullswater 33.3 | Newcastle International Airport 53

#### LOCATION

Beautifully located within a small rural village between Brampton and Carlisle just 10 minutes drive from the M6 and also convenient for the accessing The Borders, Hadrian's Wall, Eden valley and Northern Lake District. Short 2/3 minute walk to the local pub and 10 minute walk to Skitby restaurant. Smithfield has a primary school and a varied range of amenities can be found in Brampton, Longtown and the regional capital Carlisle. Carlisle is on the Westcoast Mainline for London, Glasgow, Manchester and Birmingham plus direct access to Edinburgh.

#### DESCRIPTION

A three bed detached bungalow in excess of 1,000 Sq. ft providing balanced accommodation with the benefit of a detached garage all pleasing set within a quiet cul de sac. The property is complimented by level gardens to the side

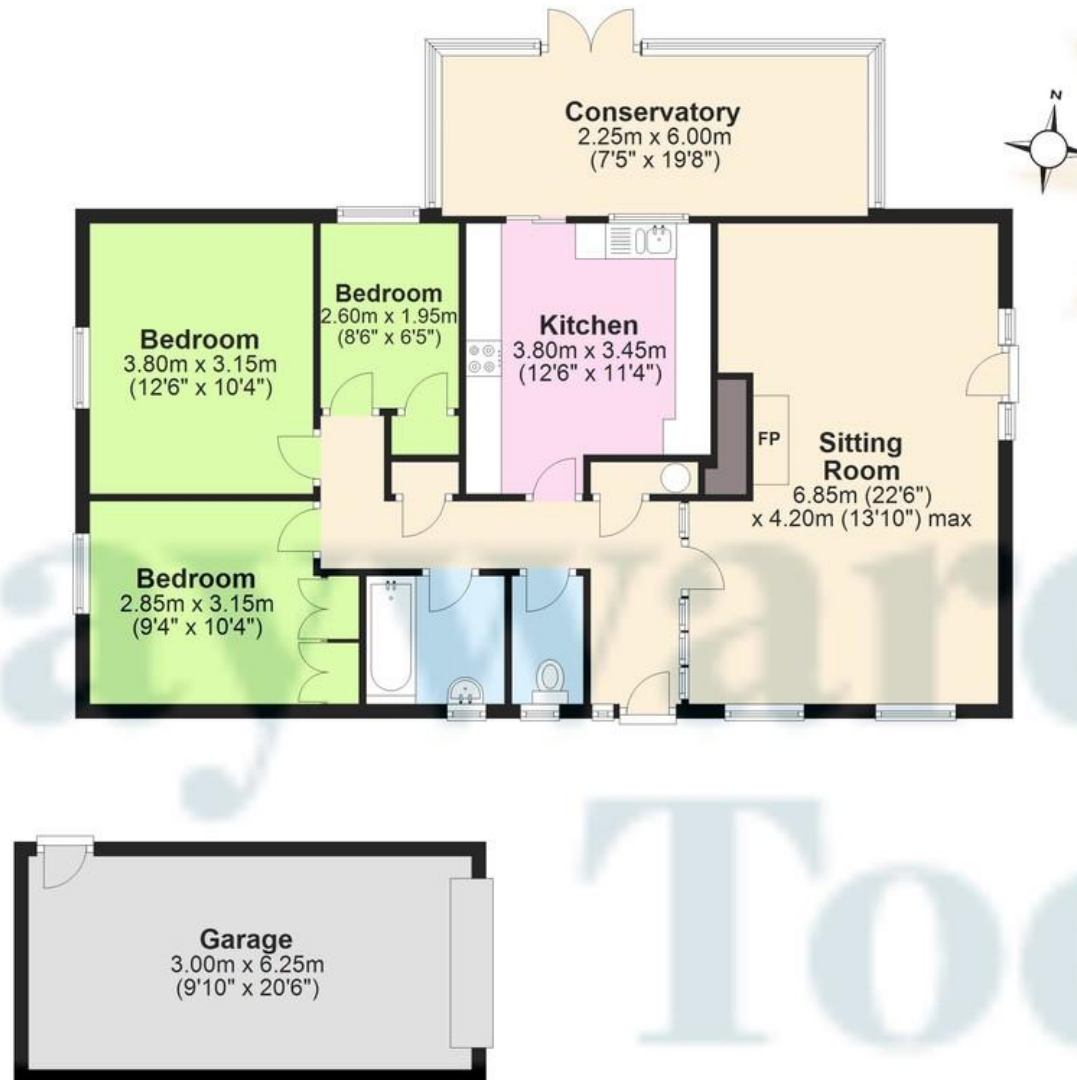


and at the rear enjoying privacy. Requiring upgrading the bungalow presents a great opportunity to renovate and or extend to suit. Investment should reward. The living space is generous and includes a spacious sitting dining room with dual aspect and access to the side garden. The conservatory off the kitchen is at the rear and very private.



## Ground Floor

Approx. 119.7 sq. metres (1288.9 sq. feet)



Total area: approx. 119.7 sq. metres (1288.9 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.