



**Hayward  
Tod**

**2 Bedroom Semi-Detached House | Burgh Road | Carlisle | CA2 7NB**  
**£169,000**





Spacious semi-detached home. Large dining kitchen. Conservatory. Two good bedrooms. Rear garden and generous shed/workshop. Great location on the western fringe of the city.

entrance hall & stairs | living room | kitchen diner | utility cupboard | conservatory | two bedrooms | first floor bathroom | driveway parking | rear garden | large shed/workshop | double glazing | gas central heating | mains water, electricity and drainage | EPC D | council tax band B | freehold

#### APPROXIMATE MILEAGES

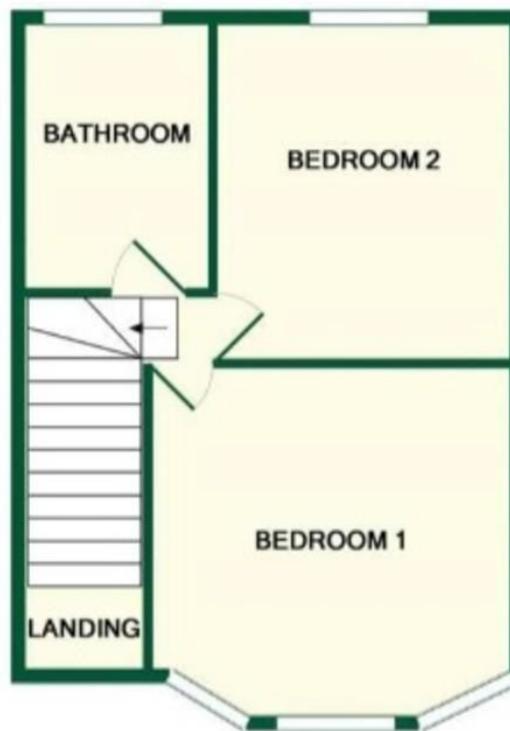
city centre 2 | city by-pass 0.6 | M6 motorway 3.5 | Penrith - North Lake District 22 | Newcastle International Airport 60

**WHU BURGH ROAD?** A perfect location on the western fringe of the city combining both accessibility to amenities, the city centre and the wider region. The property is a short distance from a popular primary school, as well as major employers such as McVittie's and the Cumberland Infirmary. As well as being close to a main bus route the property is also just minutes from the M6 motorway and Kingstown Industrial Estate via the city by-pass.

**ACCOMMODATION** Offered in good order throughout and providing deceptively spacious accommodation the property is ready to be enjoyed by the next owners. With off street parking for two cars to the front and a good size garden with large workshop/shed, the feeling of space is not just confined to the inside. There is a bay fronted living room and a large kitchen diner with a useful utility cupboard space across the rear of the property. The dining area opens out to a conservatory which in turn has double doors to the garden. On the first floor is a four piece bathroom and the main bedroom has a large built in cupboard. The smaller second bedroom is at the rear and overlooks the garden.







## 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.