



**Hayward
Tod**

5 Bed Town House with off street parking | Albert House | Victoria Place | Carlisle | CA1 1EJ
Offers In Excess Of £375,000





Impressive town house with off street parking. Four beds including one en-suite. Open plan dining kitchen. Walking distance to amenities.

entrance hall and stairs | living room open to sitting room | W.C. | open plan kitchen dining | en-suite double bedroom | three further double bedrooms | family bathroom | cellar store | enclosed rear courtyard | off street parking | gas central heating | single glazing | mains water, drainage and electricity | EPC ? | council tax band ? | freehold

APPROXIMATE MILEAGES

Carlisle railway station (walk) 8 mins | M6 motorway 1.8 | Penrith - North Lake District 20 | Newcastle International Airport 56

WHY VICTORIA PLACE?

About as centrally located within Carlisle as you could wish to be, Victoria Place is within walking distance of everything. The bars, restaurants and shops of the city centre are close enough to be enjoyed but not so close as to cause a disturbance and the railway station is an easy walk. Whilst you don't need a car, the property does come with off street parking which is a rarity for town houses within the city. Secondary schools and park land are also within a short walk. For access to the wider region, the M6 motorway is just a few minutes drive to the east.

ACCOMMODATION

Hugely spacious and well proportioned throughout the property offers ample living space and benefits from a good size dining kitchen, another rarity in homes of this period. There are two reception rooms, which are currently open to one another. There is a small storage cellar accessed from the hall and a cloakroom W.C. To the first floor there are five bedrooms, four of which are set around a large light and airy landing with the fifth an en-suite double room occupying the rear of the property where the family



bathroom is also located. Three of the remaining bedrooms are good size doubles and the fifth an ample single or an ideal home office or dressing room. The rear yard, which is accessed via double doors from the dining space is gravelled and also has gated access to the parking area.



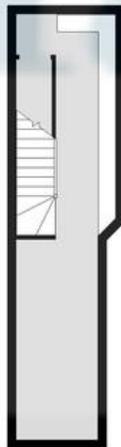
Ground Floor

Approx. 92.3 sq. metres (994.0 sq. feet)



Basement

Approx. 18.7 sq. metres (201.3 sq. feet)



First Floor

Approx. 107.5 sq. metres (1157.1 sq. feet)



Total area: approx. 218.5 sq. metres (2352.4 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.