



**Hayward
Tod**

5 bed, 2 bath Semi Detached House | 36 Carlton Gardens | Stanwix | Carlisle | CA3 9NR
Guide Price £325,000





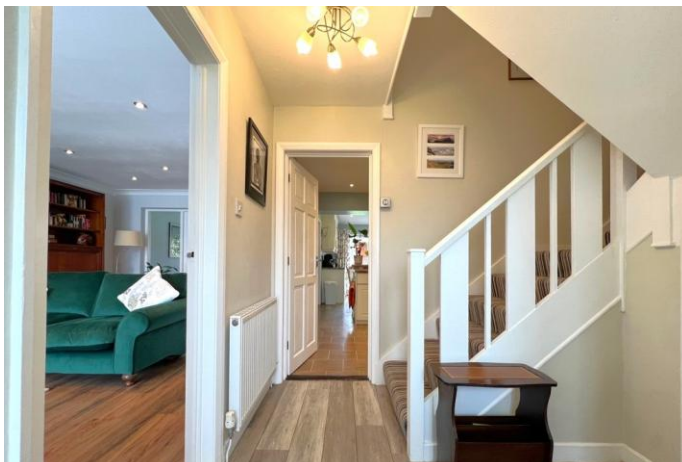
A superb five bed two bath family home conveniently located on a quiet side road just a few minutes walk from an excellent primary school and impressive range of local amenities. Generous living space including sitting and dining rooms, family room and breakfast kitchen. Enclosed rear garden. Walk to parkland, river and city centre.

ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom with WC | Sitting room | Dining room | Breakfast room open into fitted kitchen | Family/living room | Landing | Front double bedroom one | Rear double bedroom two | Rear bedroom three | Bathroom | Second landing | Front double bedroom four | Shower room | Rear dormer double bedroom five | Front garden and parking | Garage | Rear garden and patio | Summerhouse | Council Tax Band - E | EPC rating - pending | All mains services | Gas central heating | Double glazing | Freehold

APPROXIMATE MILEAGES

Stanwix amenities 0.3 - 6 minute walk to primary school and Sainsbury's Local | Carlisle city centre 1.1 | M6 J44 North 2, J43 South 2.6 | Solway Coast AONB - Bowness on Solway 13.8 | Lake District National Park - Caldbeck 13.8, Ullswater Pooley Bridge 25.9 | North Pennines AONB - Alston 28.5 | Newcastle International Airport 56.2



WHY STANWIX

Carlisle's premier northern suburb sitting above the River Eden adjacent to Rickerby Park and Carlisle Cricket Club. Superb range of local amenities including a Sainsbury's Local, primary school, pub and eateries. Twenty minute walk to city centre restaurants, Westcoast Mainline Station, retail and social opportunities. Convenient for A7, A69 and M6 for easy access for Hadrian's Wall, Eden Valley, Lake District and Solway Coast.

DESCRIPTION

An impressive semi detached family home in a prime location providing well appointed and balanced accommodation. The living space and options are excellent. The generous south facing sitting room has a fireplace with living flame fire and access to the dining room. This is rear facing with a private aspect to the garden. The fitted kitchen opens into a dining area overlooking the garden. Off particular interest is the large family room tucked away from the main accommodation. This along with the breakfast area and dining room have access to the rear garden. For convenience a cloak room is provided. Upstairs are five good bedrooms, a shower room and bathroom.

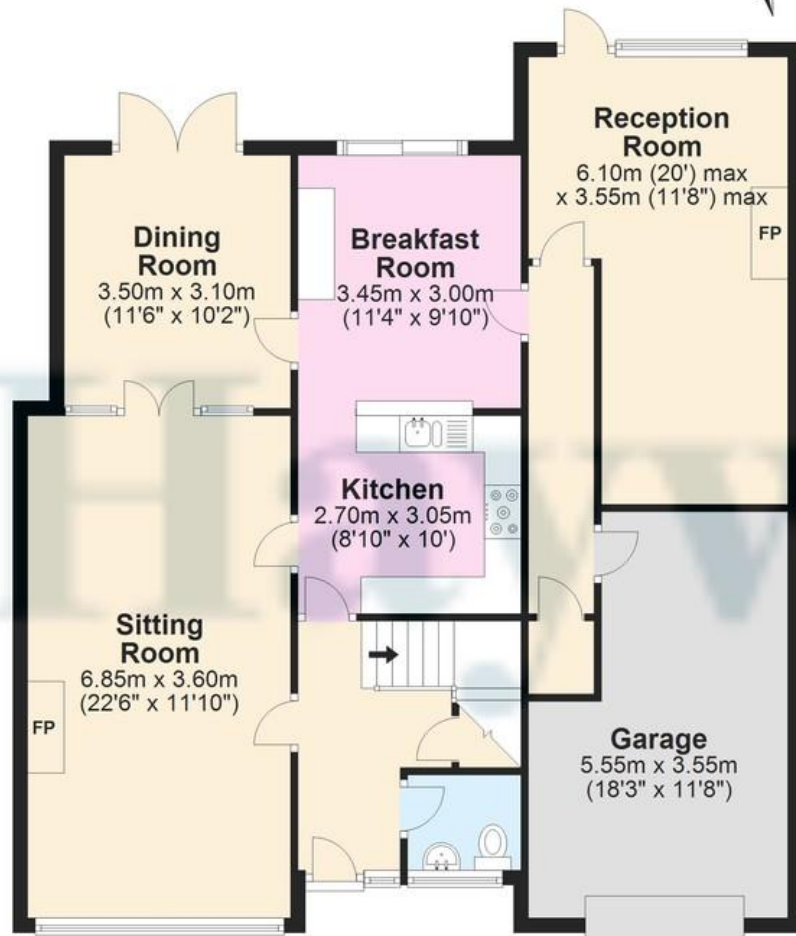
OUTSIDE

Front lawned garden and parking. Excellent lockable storage in the former garage. Delightful rear garden with patio and summerhouse.



Ground Floor

Approx. 109.0 sq. metres (1173.7 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.8 sq. feet)



Total area: approx. 192.3 sq. metres (2069.5 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.