



**Hayward  
Tod**

**3 Bedroom Town House | Chiswick Street | Carlisle | CA1 1HQ**

**£285,000**





An immaculate and spacious, refurbished Grade II listed Georgian mid-terrace. Two good reception rooms. Extended dining kitchen. Large rear yard. Beautifully presented throughout.

entrance hallway and stairs | sitting room | living room | dining kitchen | utility | W.C. | large four piece bathroom | three bedrooms | private gated rear yard | Grade II listed | single glazing | mains water, gas, electricity and drainage | EPC E | council tax band C | freehold

#### APPROXIMATE MILEAGES

Carlisle Station 0.3 | M6 motorway 1.8 | Rickerby Park/River Eden 0.4 | Penrith - North Lake District 21

#### WHY CHISWICK STREET?

A popular side road within easy walking distance of the city centre, the property is close enough to enjoy everything the city has to offer, without being troubled by the hustle and bustle. Carlisle railway station is just a couple of minutes walk as are a wide variety of bars, shops and restaurants. Park land and green space is also just a stones throw from the property with Rickerby Park and the River Eden close by. For access to the wider region the M6 is a short drive to the east along Warwick Road.

#### ACCOMMODATION

Having undergone a considerable programme of renovation, modernisation and improvement at the hands of the current owner the property is presented in superb condition throughout. Thoughtfully modernised yet retaining the period features you would expect of a Grade II listed Georgian home. The wide entrance hallway features impressive coving and also provides access to the two reception rooms. The front living room features the same ornate coving and also benefits from an open fire. The rear living room has attractive built in cupboards and overlooks the large rear yard. The kitchen, with ample space for



dining, has a range of fitted units set under marble worktops, and a Belfast sink. There is also a useful utility space and W.C. to the rear. To the first floor are three bedrooms, two of which are large double rooms and one a smaller single. There is also a generous bathroom, with both a freestanding bath and large walk-in shower. To the rear of the property is a large and private walled yard with gated access to the rear lane. The yard is mostly hardstanding but has an area of decking creating a pleasant sun-trap.



## Ground Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



## First Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



## Cellar

Approx. 7.4 sq. metres (79.7 sq. feet)



Total area: approx. 140.3 sq. metres (1510.7 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.