



**Hayward
Tod**

4 Bed Town House with garden and parking | Eden Mount | Stanwix | Carlisle | CA3 9LZ

£295,000





An impressive town house in a desirable north of the river location, begging for modernisation and improvement. Retaining a wealth of period features, character and charm. Private detached rear garden and off-street parking.

entrance vestibule | hall and stairs | sitting room | dining room | storage room | kitchen | utility | four bedrooms | shower room | two attic rooms | rear yard and stores | large garage/carport and yard | detached rear garden | two room cellar | gas central heating | single glazing | mains water, electricity and drainage | EPC pending | council tax band D | Grade II listed | freehold

WHY EDEN MOUNT?

Perfectly positioned at the top of Stanwix bank above the River Eden and within walking distance of a superb range of amenities including Stanwix Primary School, shops, bars and public transport as well as the city centre, the property is ideally situated for busy family life. Rickerby Park and the river are a short walk away and for access to the wider region the M6 and A69 are reached within a few minutes drive. There are a host of local amenities on the doorstep and for those looking to enjoy city living there is no better location.

ACCOMMODATION

An impressive period home, in need of modernisation and upgrading throughout. A rare opportunity to secure one of the last undeveloped homes on the row. The spacious property has the benefit of a large yard/garage providing off-street parking to the rear and a detached walled garden across the lane. There are two good reception rooms to the ground floor as well as a kitchen and utility. It is likely the incoming buyer will want to explore options to combine these two spaces to create a more modern feeling open plan kitchen dining area. There are four bedrooms to the first floor, three of which are double rooms with the fourth being a smaller single/dressing room or study. There is a



large shower room at the rear of the property. Of interest for those looking to increase the living accommodation are two attic rooms which could potentially be further developed subject to obtaining the necessary permissions.





Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.co.uk

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.