



**Hayward  
Tod**

**4 Bedroom End Terrace | Hart Street | Carlisle | CA1 2BP**

**£268,000**







Beautifully presented and significantly renovated both cosmetically and more substantially the property is an excellent example of its type. Good living accommodation. Private rear courtyard garden. Walking distance to amenities.

#### APPROXIMATE MILEAGES

Westcoast Mainline Station 0.6 | M6 J43 1.6 | Solway Coast AONB - Bowness on Solway 13.7 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 24.8 | North Pennines AONB - Alston 27.5 | Newcastle International Airport 55.4

entrance hallway and stairs | open plan living dining room | kitchen | two double bedrooms | two single bedrooms | large family bathroom | private courtyard garden | outhouse/utility room | on-street permit parking | gas central heating | mains water, electricity and drainage | double glazing | EPC D | council tax band B | freehold

#### WHY HART STREET?

A quiet tree lined road on the fringe of the city centre, the property is ideally located to utilise all that the city has to offer without needing to use the car. The shops, bars and restaurants of the city centre are all within a short walk, as is the railway station and parkland. Access to the wider region by car is straightforward with the M6 motorway being less than two miles to the east, meaning that the Lake District, Hadrian's Wall and the Solway Coast are all within 30 minutes drive.

#### ACCOMMODATION

The property has a rich and colourful history having been owned in its time by the builder and then owner of the first Cinema in Carlisle. These links to the arts have been mirrored by the current owners in their renovations. Occupying a prominent end of terrace position and having a bay fronted living room the property sits well on the street.





Set behind a low wall and a variety of planting affords the living space privacy. The open plan nature of the living dining space allows for a pleasant dual aspect with a glazed door at the rear to the private courtyard garden. The kitchen combines a range of quality modern appliances and has a contemporary feel without seeming out of place. An additional glazed door from here also leads to the rear courtyard where there is gated access to the rear lane but perhaps more interestingly an additional store room which could be configured as a utility/wash room if desired although provides good secure storage at present. In the hallway the downstairs nook has been left open giving a feeling of extra space within the hall. To the first floor there are four bedrooms. The smallest of which is currently utilised as a dressing room. The third bedroom is a single room but is currently utilised as a work from home space. The final two bedrooms are both doubles, one overlooking the front and the other the rear. The landing, which is itself ample in size, is provided with natural light thanks to a glazed rooflight in to the attic space.

In short the property represents a superb opportunity to secure a home in turn-key condition which has also had the benefit of significant expenditure beneath the surface including, but not limited to, rewiring, replumbing, windows, doors, insulation and a new roof.



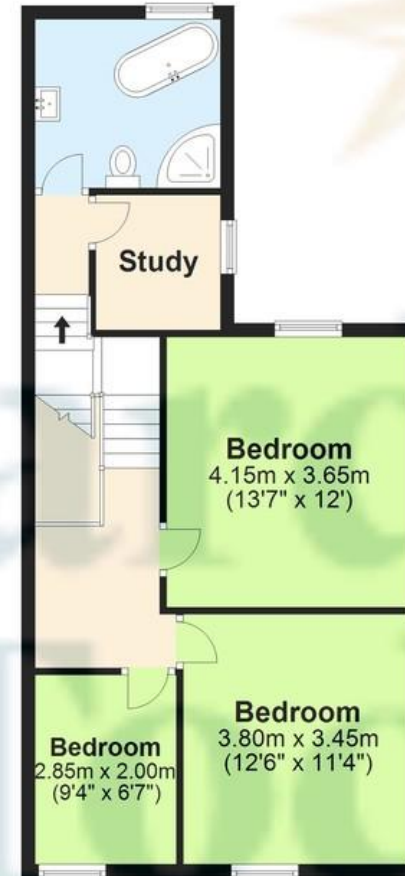
## Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



## First Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 119.4 sq. metres (1284.8 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.