



**Hayward  
Tod**

**3 Bedroom Detached House** | Longlands Road | Carlisle | CA3 9AE

**£450,000**





Prime location on the park side of one of Carlisle's most sought after residential streets. Significant further potential. Superb open aspect.

entrance porch | inner hall and stairs | study | living room | dining room | kitchen | utility | three double bedrooms | family bathroom | integral garage | driveway parking | rear garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC D | council tax band E | freehold

#### APPROXIMATE MILEAGES

Stanwix 0.7 | Central Carlisle - Mainline station 1.8 | Solway Coast AONB - Bowness on Solway 14 | Lake District National Park - Caldbeck 14, Ullswater 29, Keswick 30 | North Pennines ANOB - Alston 31 | Newcastle International Airport 55

#### WHY LONGLANDS ROAD?

One of Carlisle's most sought after residential streets the property is perfectly positioned in a quiet yet readily accessible location, with uninterrupted views across Rickerby Park. The park and walks alongside the river are on the doorstep, the wide range of amenities in Stanwix including shops and restaurants are within a short walk and the city centre is not much further beyond. For access to the wider region the M6 and A69 are both close to hand making the property an ideal base to explore not just the Lake District but the Solway Coast, South Scotland and the North Pennines as well as Hadrian's Wall. Carlisle, Eden and Brampton Golf Clubs are all within a few minutes drive.

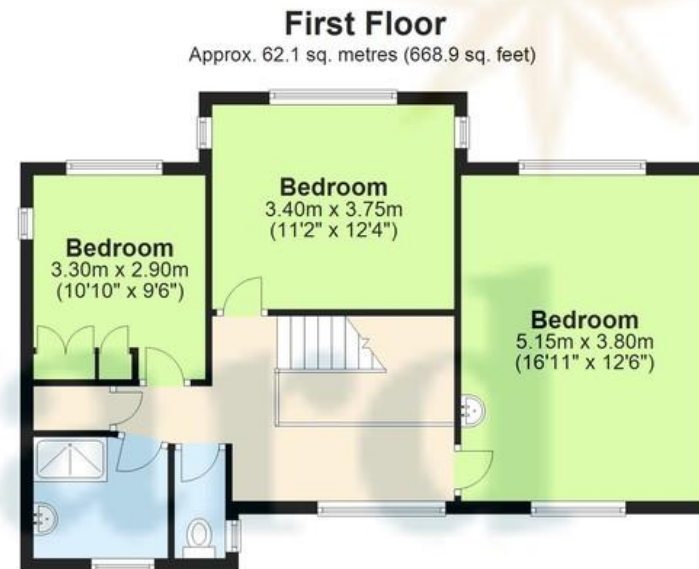
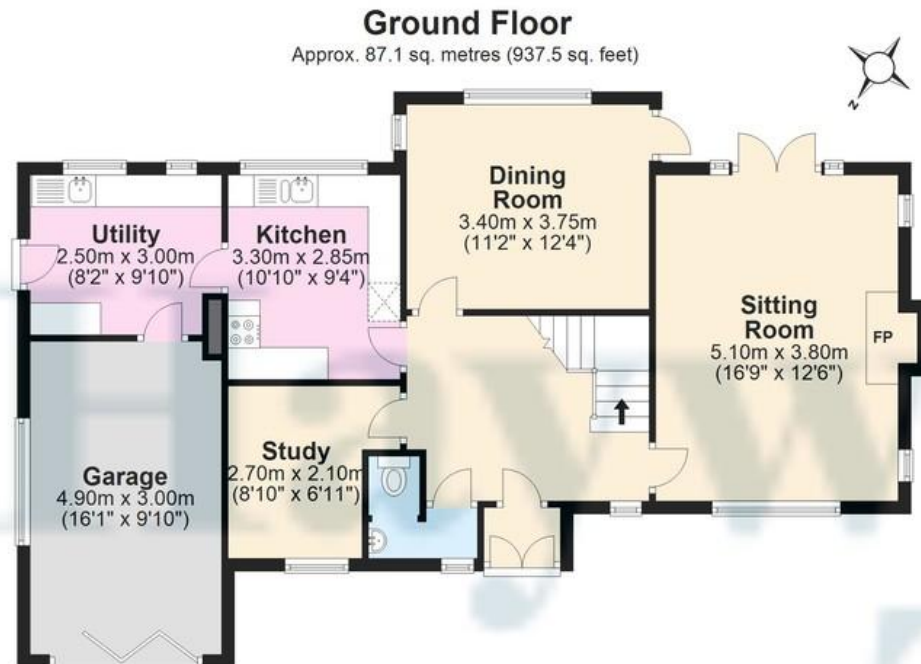
#### ACCOMMODATION

Offered in good order throughout but ready to be reconfigured to an incoming buyers desired specifications the property offers good living space which has the potential to be extended if required thanks to the generous plot which it occupies. There is a spacious entrance hall



where the stairs rise up to the first floor. There is a good size living room with a pleasing triple aspect and double doors to the rear garden. All of the principal rooms benefit from an aspect towards the garden and across the parkland beyond. There is a dining room, which also has a door to the garden. The kitchen, which is open to a large utility space would lend itself to reconfiguration to create a more modern feeling space. There is also access to the integral garage from the utility. A useful study and a cloakroom W.C. complete the ground floor accommodation. On the first floor there are three double bedrooms, the largest of which has both a front and rear aspect and all have wonderful open views across the park. There is also a modern shower room and a separate W.C. From the landing there is laddered access to a large loft. Externally the property has a paved driveway and sits behind a low wall and mature plants giving privacy from the roadside. At the rear there is a raised patio and large flat lawn flanked by mature borders. The real highlight though is the fabulous open views across Rickerby Park.





Total area: approx. 149.2 sq. metres (1606.4 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

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