



**Hayward  
Tod**

**4 Bedroom Town House | Warwick Square | Carlisle | CA1 1LA**  
**Offers in the region of £365,000**







Impressive three storey town house with wonderful open plan dining kitchen. En-suite master bedroom. Rear courtyard garden. Two reception rooms. Walking distance to amenities and city centre.

entrance hall and stairs | sitting room | living room | utility area | dining kitchen | W.C. | family bathroom three bedrooms | en-suite main bedroom | rear courtyard garden | part single glazing | gas central heating | mains water, electricity and drainage | EPC E | council tax band D | freehold

#### APPROXIMATE MILEAGES

city centre 0.4 | parkland 0.5 | M6 motorway 1.5 | Penrith - Lake District 20

#### WHY WARWICK SQUARE?

Conveniently located just a short walk from the city centre, parkland and public transport. The property is ideally located to utilise all that the city has to offer without needing to use the car. A variety of shops, bars and restaurants 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

Hugely spacious and well proportioned throughout there is good living space across three floors. A wide entrance hall houses the stairs and provides access to the main living rooms. There is an ample sitting room to the front of the property and a second large reception room to the rear, from which double doors open out on to the private courtyard garden. Through towards the rear of the property is a W.C. and a utility space which opens through to a large barn style dining kitchen with a pitched ceiling and exposed beams. To the first floor and three of the bedrooms and the



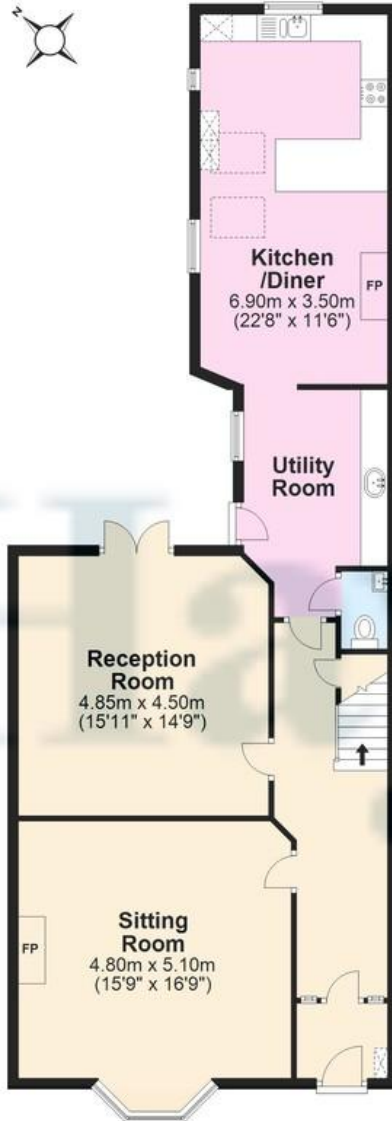


first of three bathrooms. This bathroom has both a bath and separate shower. A large landing on the first floor has built in cupboards and houses the full size staircase to the second floor. There is a large shower room on the stairs and the remainder of the second floor is taken up by a large en-suite bedroom. Externally the property has a large rear courtyard where there is also gated access from the rear lane allowing a vehicle to be parked if required. Additional parking is on street via residents permits.



## Ground Floor

Approx. 100.2 sq. metres (1078.5 sq. feet)



## First Floor

Approx. 75.5 sq. metres (813.0 sq. feet)



## Second Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 231.3 sq. metres (2489.2 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.