



**Hayward  
Tod**

**3 Bedroom Semi Detached | 69 Beech Grove | Stanwix | Carlisle | CA3 9BL**

**£320,000**







Generously proportioned Blakely built home on a quiet side street in a popular location to the north of the city. Walking distance to amenities and school. Significant further potential.

entrance hall and stairs | living room | dining room | breakfast kitchen | pantry | lean-to conservatory | three double bedrooms | family bathroom | separate W.C. | attached garage | driveway | rear garden | double glazing | gas central heating | mains water, gas, electricity and drainage | council tax band D | EPC D | freehold

#### APPROXIMATE MILEAGES

Stanwix primary school 0.4 ( 10 mins walk ) | city centre 1.4 | M6 motorway 1.7 (J44) | Penrith - North Lake District 25 | Newcastle International Airport 56

#### WHY BEECH GROVE?

A popular residential street to the north of the city centre, Beech Grove is located just a short walk from a wide range of amenities in Stanwix including a popular primary school, Morrisons Supermarket, Sainsbury's Local as well as Pubs and restaurants. The city centre is an easy walk to the south and Rickerby Park, providing riverside walks and a more scenic route in to the city centre is just a short stroll to the east. Public transport is close to hand and the wider region readily accessible via the A69 and M6 which are both just a few minutes drive from the property.

#### ACCOMMODATION

Spacious throughout, the property is one of the larger style semi detached homes on the road. A wide entrance hall greets you as you enter and the stairs rise up from here to the first floor. There are two reception rooms, one at the front with a bay window and a second at the rear, also with a bay window overlooking the garden. There is a modern kitchen with space for dining and a large pantry cupboard with a window. A door from the kitchen leads out to a lean-



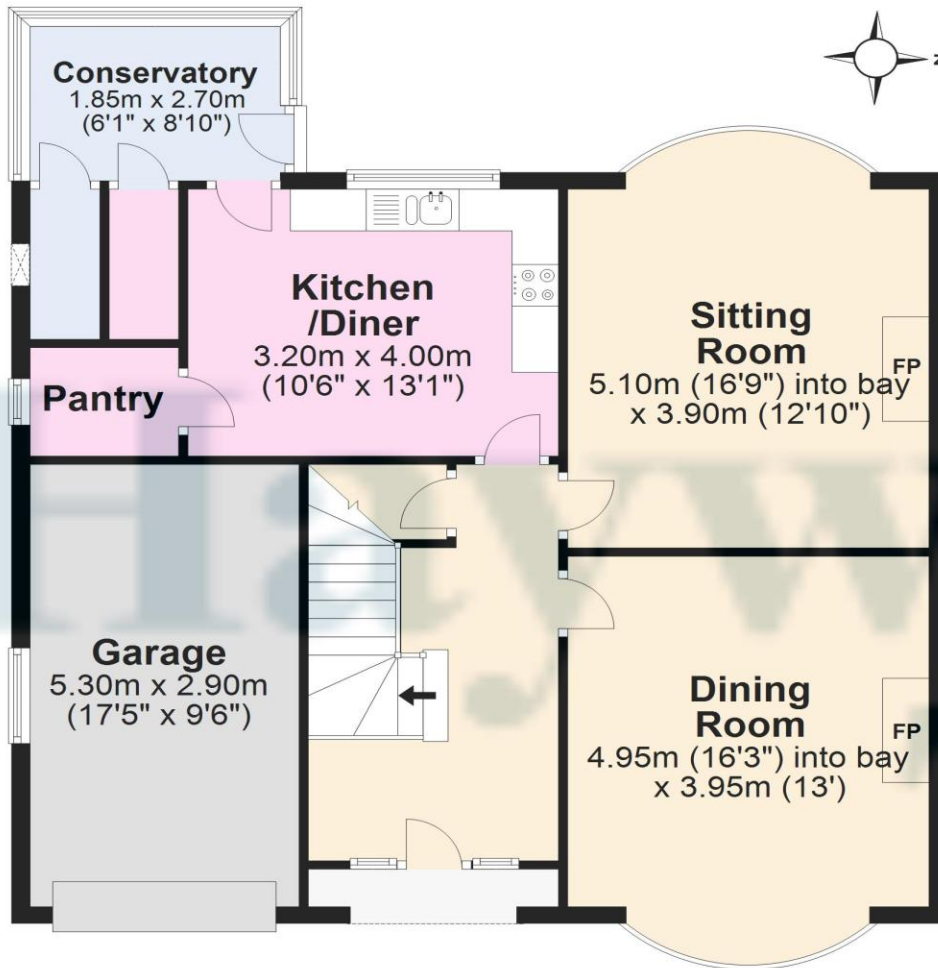


to conservatory which provides access to the garden. To the first floor are three double bedrooms, the larger two mirror the reception rooms below and the third sits to the front of the property. There is a bathroom with shower over the bath and an additional separate W.C. Externally the property has driveway parking and an attached single garage. At the rear, which has a favourable westerly aspect perfect for those long summer evenings, there is a paved patio and a large lawn.



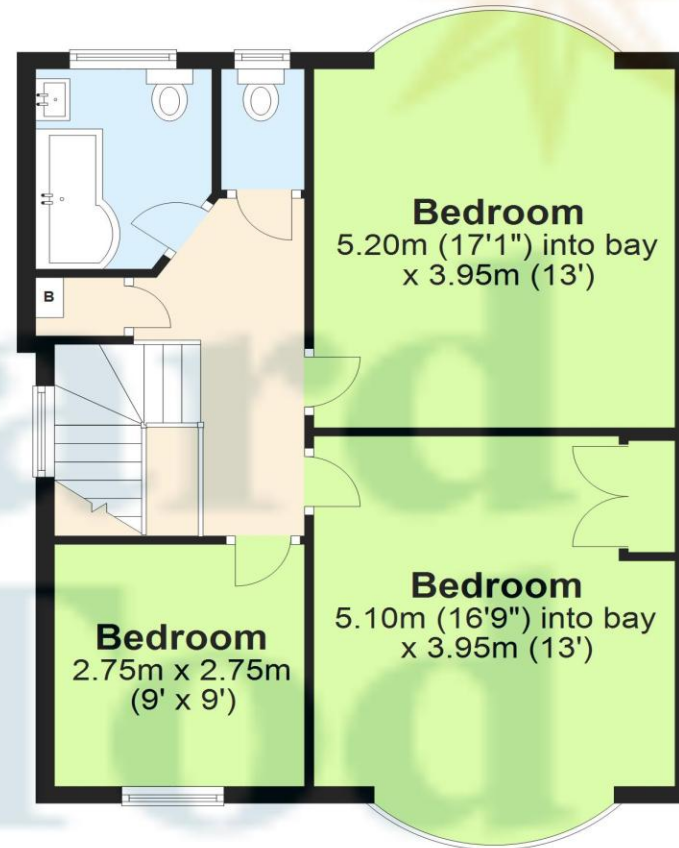
## Ground Floor

Approx. 89.7 sq. metres (965.3 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 149.1 sq. metres (1605.1 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.