



**Hayward  
Tod**

**2 bed Ground Floor Garden Apartment | 174 Greenacres | Wetheral | Carlisle | CA4 8LU**  
**Guide Price £155,000**





Appealing two bed ground floor garden apartment with garage situated within our region's most sought after village. Short walk to excellent local amenities. Convenient for M6, Carlisle and Lake District. Suit downsizers, investors and cash buyers. Leasehold 54 years remaining.

#### ACCOMMODATION SUMMARY

Vestibule | Sitting room | Fitted kitchen | Inner hall | Two built in cupboards | Rear double bedroom one | Rear bedroom two | Shower room | External store | Garage | West facing forecourt garden | All mains | Water meter | Gas central heating | Double glazing | Council Tax Band - B | EPC rating - C | Leasehold 99 years with 54 years remaining | Ground rent £50pa. | No maintenance charges

#### APPROXIMATE MILEAGES

Village centre amenities 0.4 (10 minute walk including railway station) | Carlisle Golf Club 2.2 | M6 J43 2.6 | Central Carlisle - Westcoast Mainline Station 4.6 | Lake District National Park - Caldbeck 16.2, Ullswater Pooley Bridge 26 | Solway Coast AONB - Bowness on Solway 17.5 | North Pennines AONB - Alston 25.3 | Newcastle International Airport 53

#### WHY WETHERAL?

Wetheral is one of our region's most desirable and sought after villages enjoying a broad range of excellent amenities located on or around the village green. These include a village shop and Post Office, popular coffee shop, Fantails Restaurant, Wheatsheaf Pub, Ancient church and priory dating to circa 1100, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Wetheral has an impressive Victorian Viaduct crossing high above the River Eden and beautiful river and countryside walks on the door step. Convenient for main road - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. The historic City of Carlisle is just 10

minutes by car where you will find a thriving café culture and a superb range of restaurants, social, leisure and retail opportunities. The West Coast Mainline Station serves London direct in around 3 hours 20 minutes and many other large centres including Glasgow, Manchester (and airport), Birmingham (and airport) and Cross Country to Edinburgh in around 1 hour 20 minutes.

#### DESCRIPTION

A lovely bright ground floor apartment well located within a small purpose built block providing presentable accommodation with no onward chain. At 622 Sq. ft the apartment is well balanced and nicely laid out. The forecourt garden is easy to maintain and provides a pleasant approach. The accommodation radiates from the inner hall in a four square arrangement with the sitting room and kitchen enjoying a north westerly aspect. The bedrooms face the south east. The sitting room has a fireplace with coal effect gas fire and aspect into the close. The kitchen has a range of modern fitted units including a breakfast table. The contemporary shower room has a white 3pc suite which includes a generous walk-in shower. Of interest there is a single garage (144 Sq. ft) in a block at the rear.



## Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



## Garage

Approx. 13.4 sq. metres (144.0 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 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.