



**Hayward  
Tod**

**4 Bed, 2 Bath, Detached** | Housteads Road | Carlisle | CA2 7XG

**£275,000**





Four bed, two bath, family home in a popular residential area to the west of the city. Convenient for schools, amenities and public transport.

entrance porch | hall and stairs | open plan living dining | kitchen diner | sun room | four double bedrooms | family bathroom | shower room | attached garage | low maintenance rear garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC D | council tax band D | freehold

#### APPROXIMATE MILEAGES

City centre 2.5 | M6 motorway 4.2 | primary school 0.5 | secondary school 1.1

#### WHY HOUSTEADS ROAD?

Ideally located on the fringe of the city, convenient for access to the main road network, public transport and local amenities not to mention both primary and secondary schools, the property is perfect for families of all ages. Open countryside is on the doorstep in one direction and parkland on the other. Access to the wider region is simple thanks to the proximity of the city by-pass which connects the A595/6 and the M6 motorway. Public transport couldn't be easier either, with a regular bus service running past the property.



#### ACCOMMODATION

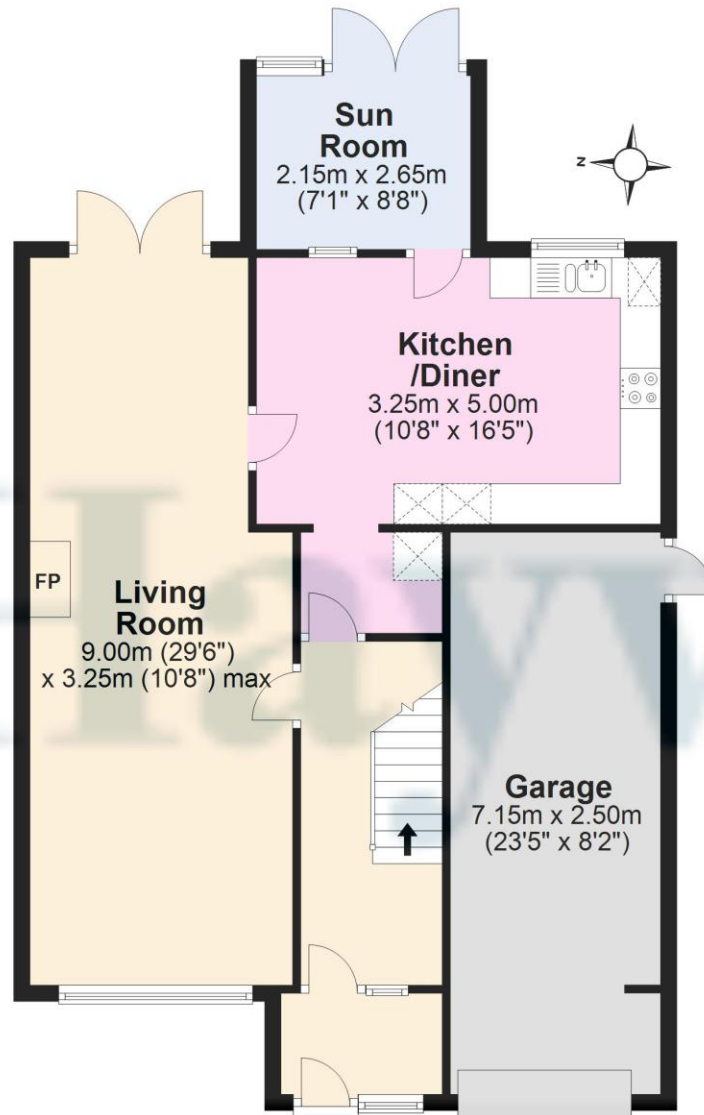
Well cared for and improved by the current owners the living space currently offers an open plan living dining space, with double doors out to the rear garden. There is an impressive freestanding multi-fuel stove in the living area. The kitchen, which also has space for dining has a range of integrated appliances and a modern handle less look. A sun room extension off the kitchen also provides access to the rear garden. To the first floor, and all set around a large landing, are four double bedrooms, a generous family bathroom with freestanding bath and a second separate

shower room perfect for larger families. The attached single garage is a good size and also offers scope to further extend the living space if desired. A paved driveway provides parking at the front of the property and to the rear is the garden, which is currently hard landscaped.



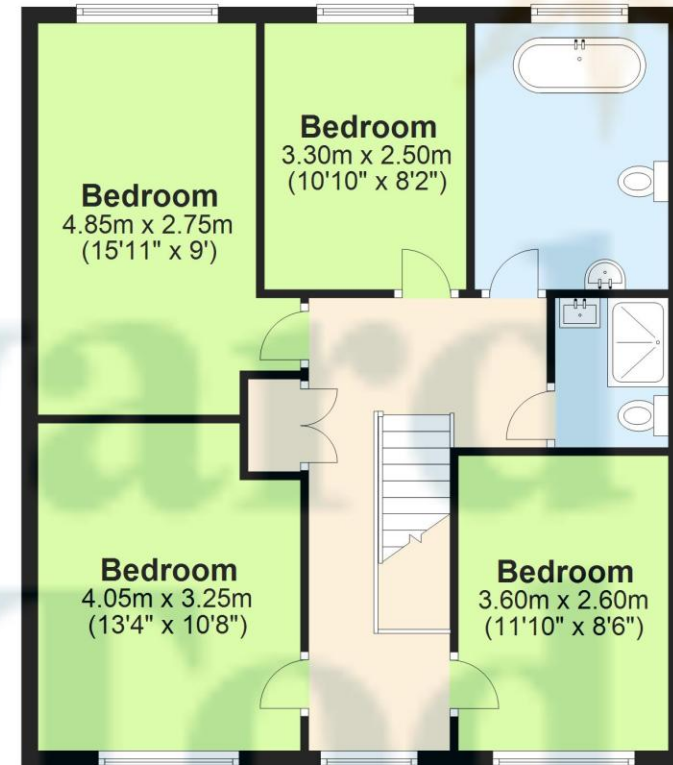
## Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



## First Floor

Approx. 70.5 sq. metres (758.6 sq. feet)



Total area: approx. 152.4 sq. metres (1640.0 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.