



**Hayward
Tod**

3 bed Semi Detached House | 12 Jennet Croft | Wetheral | Carlisle | CA4 8JJ
Guide Price £225,000





A presentable 3 bed semi detached property with private south facing garden and garage ideally located within a quiet cul de sac in our region's most sought after village. Three minute walk to an excellent range of village centre amenities. Convenient for A69, M6, Carlisle and Lake District.

ACCOMMODATION SUMMARY

Hall and stairs | Cloaks cupboard | Sitting room | Dining area | Fitted kitchen | Utility | First floor landing | Front double bedroom one | Rear double bedroom two | Front single bedroom three | Shower room | SWC | Front garden | Garage | Rear garden | All mains services | Gas central heating | Double glazing | Council Tax Band - B | EPC rating - D | Freehold

APPROXIMATE MILEAGES

Village centre shop/PO 0.2 - three minute walk | M6 J43 via A69 3 | Carlisle Westcoast Mainline Station 5.1 | Brampton 6.6 | Solway Coast AONB - Bowness on Solway 22.2 | Lake District National Park - Caldbeck 15.9, Pooley Bridge Ullswater 23.6 | North Pennines AONB - Alston 25.2 | Newcastle International Airport 52.8

WHY WETHERAL?

One of Carlisle's most desirable villages, Wetheral offers a superb range of local amenities including two Pub's, a restaurant, village shop and Post Office, café, hairdressers and doctors' surgery, as well as being served by both bus and rail. The wider road network is close to hand with the M6 and A69 both being within just a few minutes drive. The village has an active social community with a village hall and sits high above the River Eden providing a wide range of riverside walks and the impressive viaduct allows for a short walk across the river to the neighbouring village of Great Corby and primary school. The historic City of Carlisle has a growing café culture and superb amenities. London direct services in



around 3 hours 20 minutes, plus Glasgow, Edinburgh, Newcastle and Manchester.

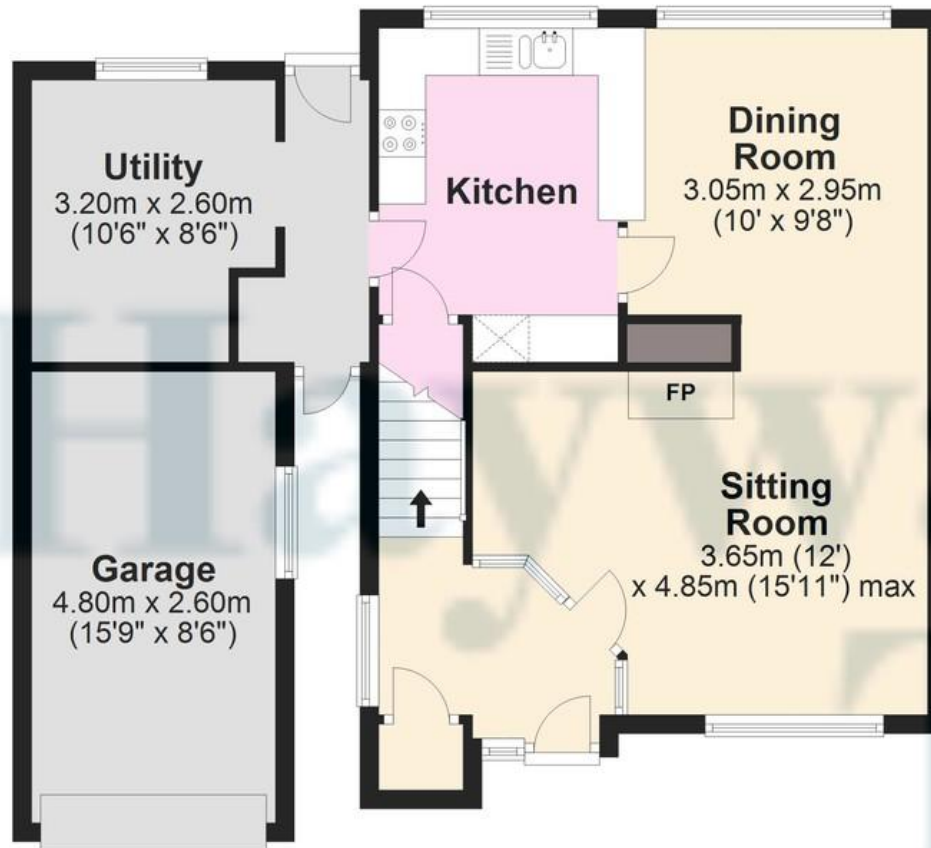
DESCRIPTION

An appealing semi detached property offered in good order having the benefit of a modern fitted kitchen and first floor shower room. The quiet setting within a cul de sac is most pleasant and the mature front garden ensures a private outlook from the sitting room. The hall features glazed panels and access into the sitting room. This is a generous space with attractive fireplace and opens to a dining area at the rear. The dining room has a large picture window to the south facing garden. The adjacent kitchen has a range of modern fitted units and appliances including fridge/freezer, dishwasher, gas hob and double oven. A covered passage to the side provides access to the utility room and front and rear gardens. On the first floor are the three bedrooms, a modern shower room and separate WC. The main bedroom and third bedroom have built in wardrobes. The gardens compliment the property and are private and south facing at the rear.



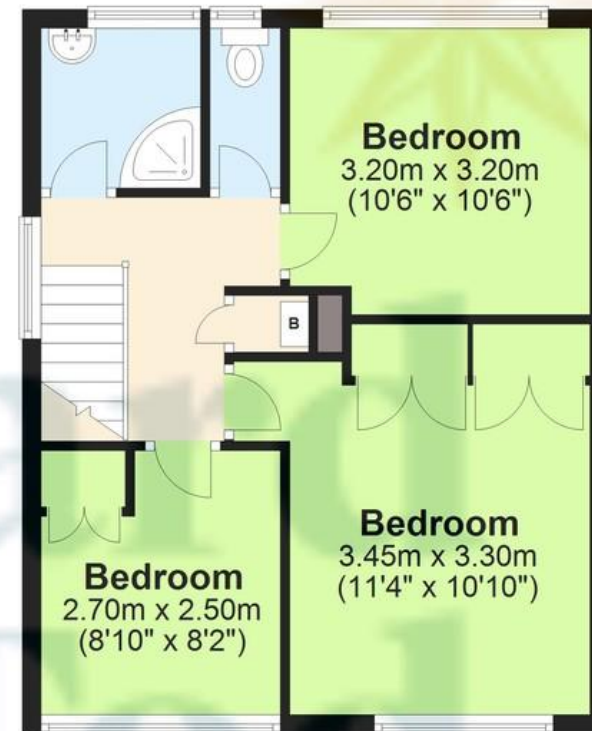
Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 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.