



**Hayward
Tod**

4 Bedroom Detached House | Greenacres | Wetheral | Carlisle | CA4 8LD

£410,000





A spacious, modernised detached family home with garden room extension and good size, private rear garden on a popular development within a highly sought after village.

entrance hallway and stairs | W.C. | kitchen | utility | dining room | living room | garden room | four bedrooms | shower room | attached garage | driveway parking | patio and lawn | double glazing | gas central heating | mains water, electricity and drainage | EPC C | council tax band E | freehold

APPROXIMATE MILEAGES

village centre 0.5 | M6 motorway 2.5 | Carlisle 4.5 | Penrith - North Lakes 18 | Newcastle International Airport 53

WHY WETHERAL?

Wetheral is one of our region's most desirable and sort after villages enjoying a broad range of excellent amenities located on or around the village green. These include a shop and Post Office, coffee shop, Fantails Restaurant, Crown Hotel with public bar, restaurant and leisure club with pool. Train station serving Newcastle and Carlisle. Bus service. Convenient for main road - A69, M6 J42 and J43. Easy access for the Eden Valley, Hadrian's Wall, Lake District and Scottish Borders. Wetheral has an impressive Victorian Viaduct crossing high above the River Eden and beautiful river and countryside walks on the door step. The historic City of Carlisle is just 10 minutes by car where you will find a growing café culture and a superb range of 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 Birmingham and Cross Country to Edinburgh in around 1 hour 20 minutes.

ACCOMMODATION

Offered in excellent order throughout having undergone a recent renovation, the property is offered in turn-key

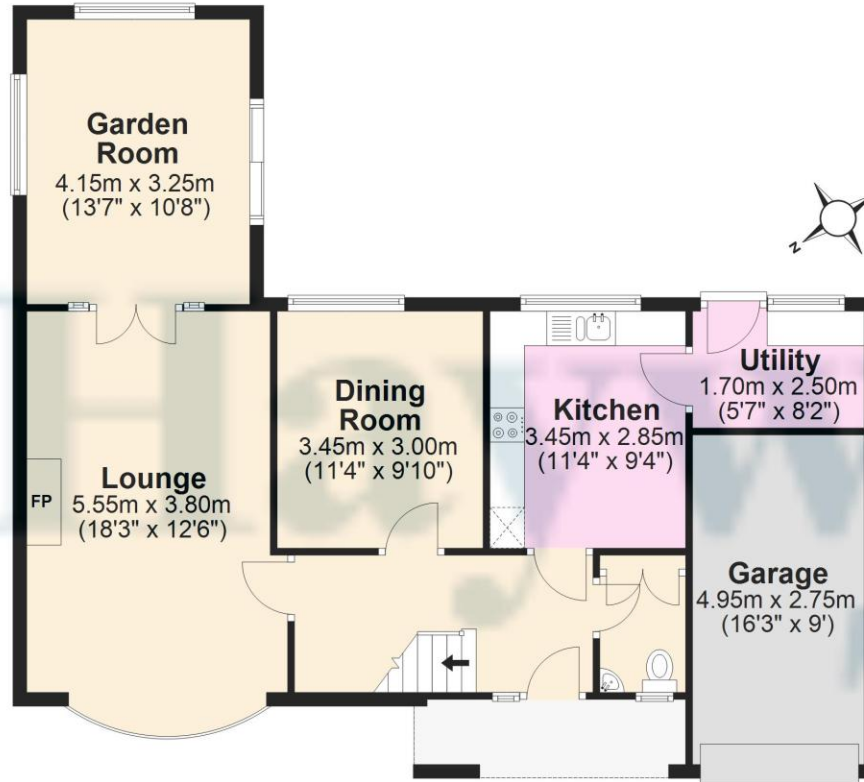


condition. There is a good size kitchen, with integrated appliances and an adjacent utility room providing access to the rear garden. The dining room, which has potential to be knocked in to the kitchen to create a larger open plan space, is a good size in its own right. The living room, with a bay window to the front, opens out at the rear in to a generous garden room, a light and bright space providing additional access to the garden. To the first floor there is a light and airy landing providing access to the bedrooms and bathroom. There are two large double bedrooms a smaller third and the fourth is a good single. There is also a modern shower room. Externally there is paved driveway parking for two cars as well as the attached single garage. At the rear, the garden is surprisingly private and has a patio and area of lawn.



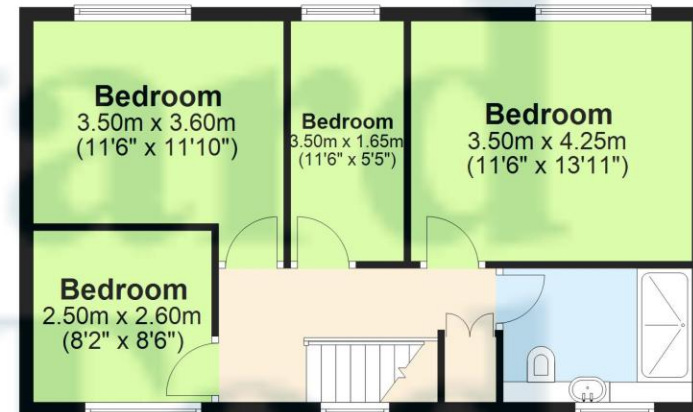
Ground Floor

Approx. 86.2 sq. metres (927.4 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.1 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.