



WARWICK
DISNEY
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**Hayward
Tod**

4 bed, 2 ensuite Town House | 98 Warwick Road | Carlisle | CA1 1JU

Guide Price £300,000





An attractive 4 bed, 2 ensuite townhouse with bay window providing well appointed accommodation with the benefit of 3 reception rooms and a fitted breakfast kitchen. South facing enclosed landscaped yard. Convenient flood free position just a short 10 minute walk to excellent city centre amenities.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Sitting room | Living room | Fitted kitchen | Dining room | First floor rear landing | Large family bathroom | Double bed room three | Landing | Front double bedroom one with ensuite shower room | Rear double bedroom two with ensuite shower room | Front bedroom four | Raised forecourt | South facing enclosed landscaped rear yard with utility store and WC | All mains services | Gas central heating | Double glazing | Council Tax Band - D | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

City Centre and Station 0.4 | M6 J43 1.5 | Solway Coast AONB - Bowness on Solway 13.6 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 24.7 | North Pennines AONB - Alston 29 | Newcastle Airport 55

WHY WARWICK ROAD?

Convenient flood free position just a 10 minute walk to the city centre, Carlisle Station and an excellent range of amenities. Growing café culture and great bars and restaurants. Westcoast Mainline Station with direct services including to London Euston in around 3 hours 20 minutes, Edinburgh, Glasgow, Newcastle, Manchester and airport. Easy access for A69 and M6 at junction 43. Convenient for Lake District, Eden Valley, The Borders and Hadrian's Wall.

DESCRIPTION

An appealing townhouse in a most convenient location just east of the city centre offering well balanced four bed accommodation with two ensuite. Pleasing bay fronted



elevation on tree lined road. Forecourt with railings and gate and steps to front door. Traditional layout with period features and much character including Victorian tiled vestibule and hall, coving and cornices. Three excellent living spaces comprising a beautiful sitting room with bay, living room with private rear aspect and dining room. The modern fitted kitchen has a range of units including an island breakfast table. There is a range cooker and space for an American style fridge freezer. There is a window and glazed door to the landscaped yard. On the first floor are four bedrooms, two ensuite and a large family bathroom. The south facing rear yard is enclosed and has the benefit of a generous store/utility with WC.



Ground Floor

Approx. 108.3 sq. metres (1166.2 sq. feet)



First Floor

Approx. 97.6 sq. metres (1050.8 sq. feet)



Total area: approx. 206.0 sq. metres (2217.1 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.