



**Hayward  
Tod**

**3 Bed Semi-Detached House** | Lingfield Close | The Ridings | Carlisle | CA2 4SR

**£219,000**







A perfectly formed, three bed, one en-suite home, with parking and a good garden. Quiet cul-de-sac on a popular development on the southern fringe of the city.

entrance hallway and stairs | W.C. | sitting room | dining kitchen | main bedroom with en-suite shower | family bathroom | two further bedrooms | driveway parking | rear garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC B | council tax band C | freehold

#### APPROXIMATE MILEAGES

Carlisle city centre 1.8 miles | M6 motorway 3.5 miles | Lake District - Ullswater 23 miles | Newcastle International Airport 59 miles

#### WHY THE RIDINGS?

A popular modern development to the south of the city, with walking distance of a major secondary school and parkland; with local amenities and public transport links also close by. The property is well placed for families and people of all ages and is just a few minutes drive from the city centre and the M6 motorway. The scenic Carlisle Racecourse is within an easy walk.

#### ACCOMMODATION

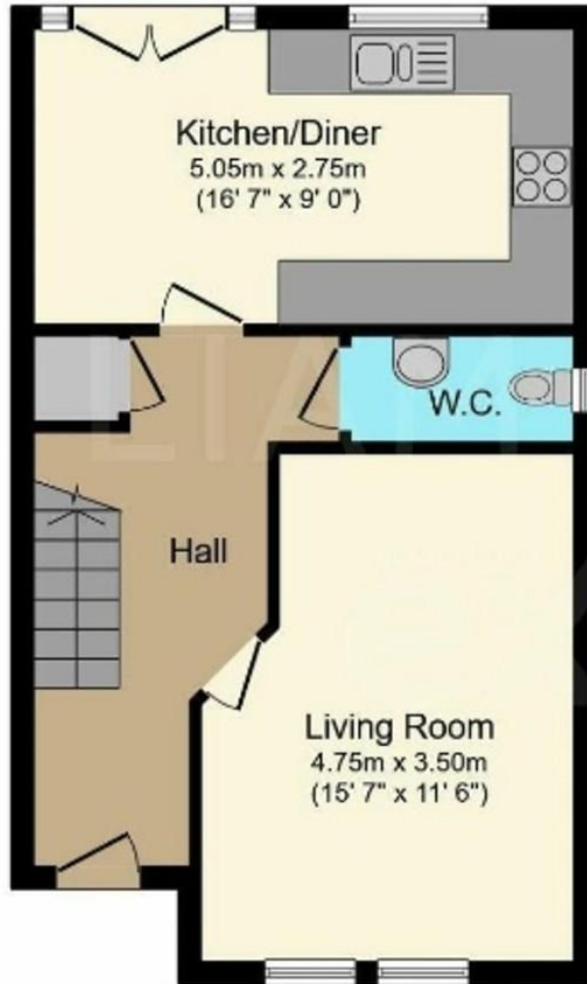
Offered for sale in good order, the property has been cared for by its one and only owner from new and offers the incoming buyer the chance to just move straight in thanks to neutral decoration throughout. The garden, which is larger than average is surprisingly private and has a south easterly aspect. The modern dining kitchen has a high gloss finish to the units and a range of integrated appliances, double doors lead out to the garden. The living room sits at the front of the property. The three bedrooms are all a good size, with the largest at the front of the property having an en-suite shower. The mid-size bedroom has built in wardrobes and the third, a comfortable single, is currently



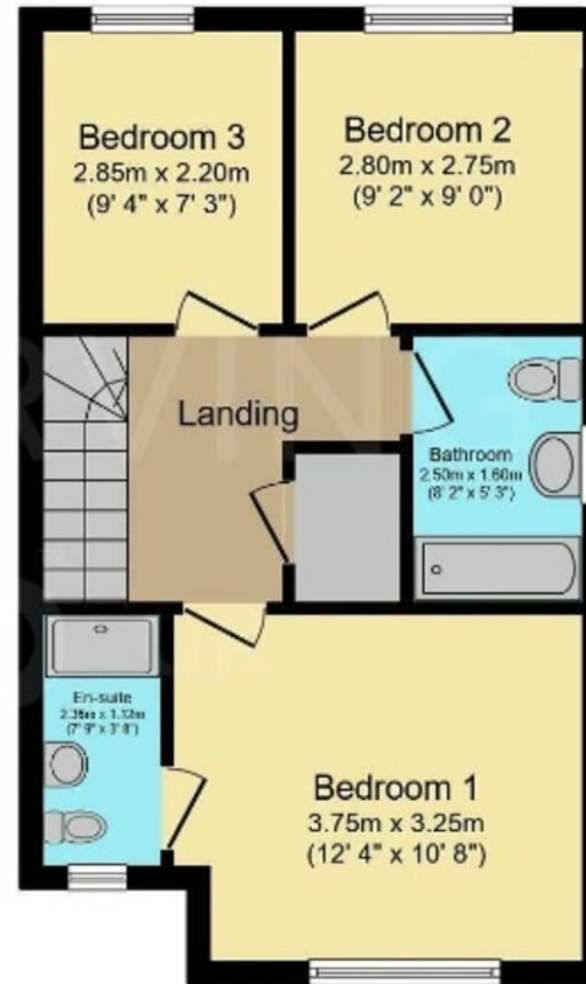
being utilised as a home office. Externally the property has a paved driveway to the side and a good size lawned garden to the rear. There is an area of patio accessed directly from the dining kitchen.







**Ground Floor**



**First Floor**

**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.