



**Hayward
Tod**

4 Bed, 2 Bath Mid-Terrace | Hart Street | Carlisle | CA1 2BP

£290,000





There's more to this mid-terrace than meets the eye. Superb open plan kitchen. Large south facing garden/yard. En-suite double bedroom in the attic. Not only that, it's in superb condition and offered with no onward chain.

entrance vestibule | hall and stairs | living room | dining room | large open plan kitchen | W.C. | three first floor bedrooms | four piece family bathroom | en-suite attic bedroom | triple glazing | gas central heating | mains water, gas, electricity and drainage | EPC pending | council tax band B | freehold

APPROXIMATE MILEAGES

Westcoast Mainline Station 0.6 | M6 J43 1.6 | Solway Coast AONB - Bowness on Solway 13.7 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 24.8 | North Pennines AONB - Alston 27.5 | Newcastle International Airport 55.4

WHY HART STREET?

Superb setting on a quiet tree lined road just a 10 minute walk to an excellent range city centre amenities including a growing café culture, a good variety of bars, restaurants and shops. London direct by train in around 3 hours 20 minutes. Many other direct services to Glasgow, Edinburgh, Manchester (and airport), Newcastle, Lake District, west Coast and Birmingham (and airport). Carlisle is well placed for accessing Hadrian's Wall, the beautiful Eden Valley, Solway Coast and beaches of West Cumbria, and the Lake District.

ACCOMMODATION

A superb blend of original charm and space with a fantastic twist. There are two good size reception rooms, both with stoves. The larger of the two at the front of the property has wooden shutters on the windows and the smaller at the rear has wooden and glazed double doors leading through to the kitchen, The kitchen is a light and airy space thanks to

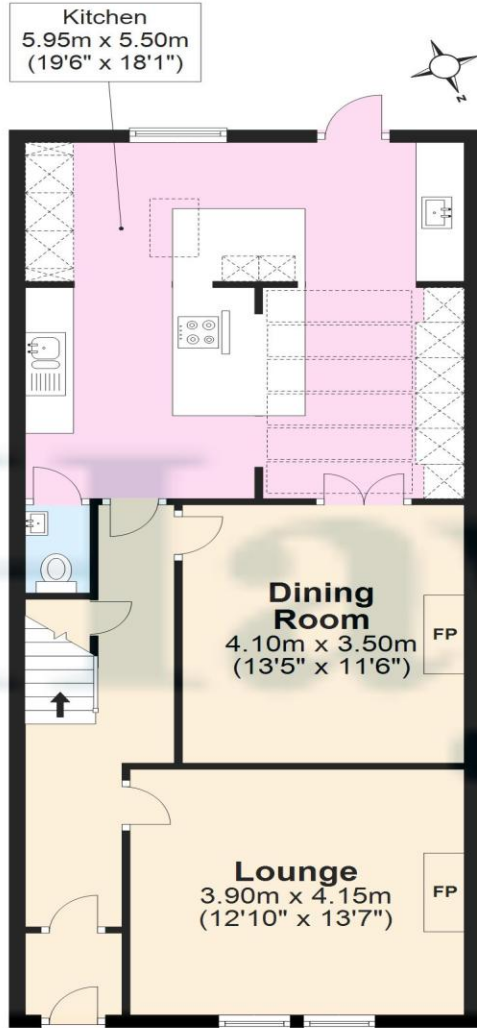


a glazed section of the roof and has a wonderful circular flow to it. Quality is evident throughout the kitchen with granite worktops sitting atop ample storage and housing quality integrated appliances. A glazed door from the kitchen leads out to the generous south facing garden/yard which houses two store sheds and has an up and over garage door access to the rear lane. There is also a W.C. on the ground floor. Up the first flight of stairs there are three bedrooms, two of which are good doubles and the third a generous single. The family bathroom is also on this floor, benefitting from both a bath and separate shower. Up the second flight of stairs in to the attic space there is a fourth bedroom. A large double with eaves storage cupboards and a dormer window, the room also features a large en-suite shower room. The property has been well cared for and significantly improved and upgraded at the hands of the current owners



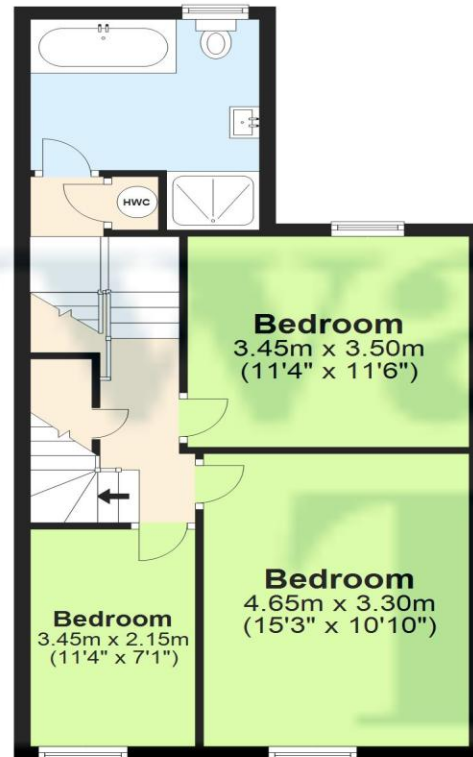
Ground Floor

Approx. 77.1 sq. metres (829.9 sq. feet)



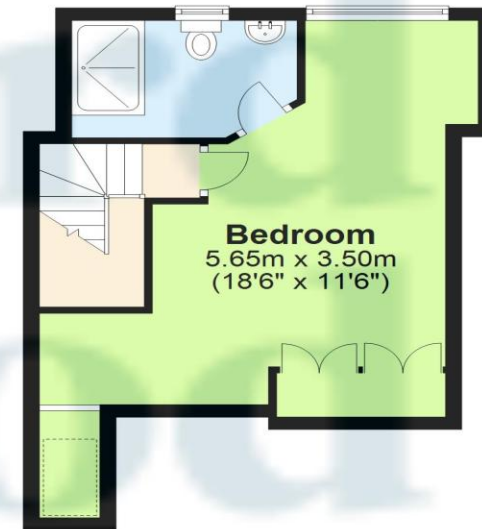
First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 163.4 sq. metres (1758.6 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.