



**Hayward
Tod**

3 bedroom Detached Bungalow | Oakdene | Westlinton | Carlisle | CA6 6AQ
Guide Price £375,000





Attractive three bed detached bungalow in a pleasant 0.3 acre site. Well balanced accommodation including a garden with private aspect, breakfast kitchen and modern shower room. Peaceful rural location just 5 minutes from the M6 handy for supermarkets, Carlisle and Brampton.

ACCOMMODATION SUMMARY

Entrance hall | Sitting room | Breakfast kitchen | Garden room | Cloakroom | Front double bedroom one | Rear double bedroom two | Front single bedroom three | Modern shower room | Attractive 0.3 acre garden | Garage and store | Private drainage | Oil central heating | Double glazing | Council Tax Band - D | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

M6 J44 3.4 (5 minutes) | Retail Park - M&S 3.9 | Central Carlisle - Westcoast Mainline Station 6.4 | Solway Coast AONB - Bowness on Solway 17.1 | Lake District National Park - Caldbeck 20.8, Pooley Bridge Ullswater 30.6 | Newcastle International Airport 57.7

LOCATION

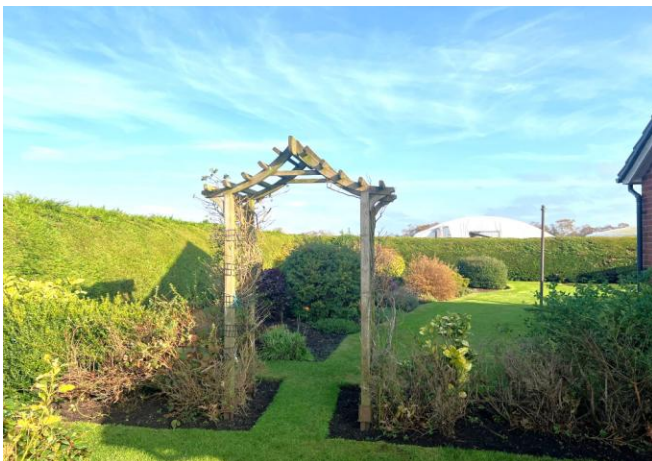
Very pleasant rural setting just outside the settlement of Westlinton handy for the A7 and just 5 minutes to the M6. Convenient for Carlisle and an excellent range of amenities including a 6 minute drive to ASDA and M&S. Easy onward access for the Scottish Borders, Hadrian's Wall, Lake District and Solway Coast. Good range of services also available in Longtown 3.4 miles.

DESCRIPTION

An appealing detached bungalow providing well balanced three bed accommodation in an attractive rural setting just north of Carlisle. Lovely living space including a generous sitting room, fitted dining kitchen and garden room. The

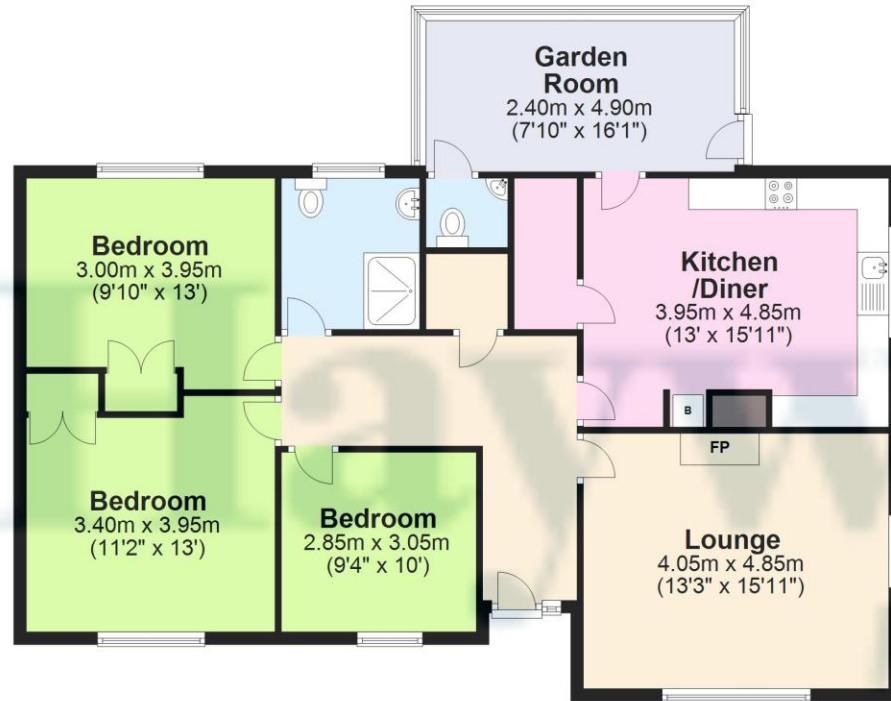


sitting room has an open fireplace and good natural light from south and west facing windows. The dining kitchen has a tiled floor, pantry and south facing window. The garden room is a lovely private space looking out onto the rear garden. The two of the three bedrooms are doubles and benefit from built in wardrobes. The modern shower room has a white 3 piece suite and a chrome ladder towel radiator. The gardens are generous, circa 0.3 acres and provide a driveway with parking for several cars and lawns to front, side and rear. An additional area includes a greenhouse and polytunnels.



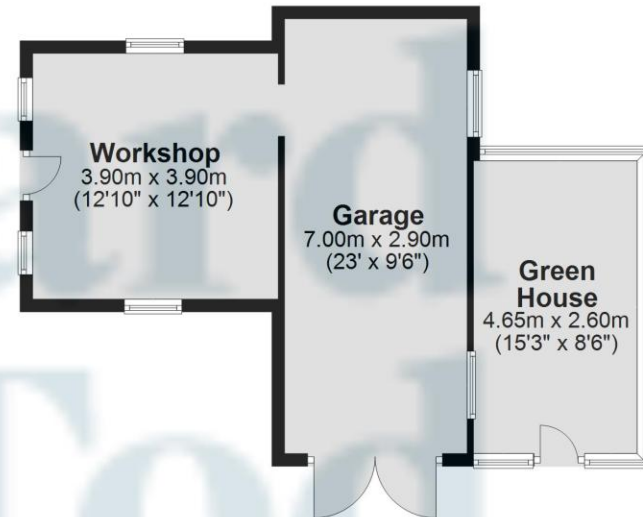
Ground Floor

Approx. 114.0 sq. metres (1227.2 sq. feet)



Outbuilding

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 162.5 sq. metres (1748.8 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.