



**Hayward  
Tod**

**3 Bedroom Terrace** | Millriggs | Corby Hill | Carlisle | CA4 8QR

**£160,000**





A modernised three bedroom family home with a large garden and detached home office. Great location within a popular village location just a short walk from a range of amenities. Convenient for Carlisle, the M6 and A69.

entrance hallway | utility W.C. | open plan kitchen dining living | three bedrooms | bathroom | covered patio | garden | large detached garden room | front garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC C | council tax band B | freehold

#### APPROXIMATE MILEAGES

Carlisle 5 | Brampton 4.5 | M6 3 | primary school 0.4 | shop 0.1

#### WHY MILLRIGGS?

A surprisingly peaceful cul-de-sac tucked away right in the heart of Warwick Bridge and Corby Hill. Just a short walk from a Co-op, café and convenience store as well as a renowned local butchers, primary school and church. The property is also close to public transport with a bus stop connecting to Carlisle, Brampton and Newcastle just a short walk from the door. The wider region is readily accessible as well, with the M6 being just a 5 minute drive to the east and the A69 connecting to Newcastle just moments to the west.



#### ACCOMMODATION

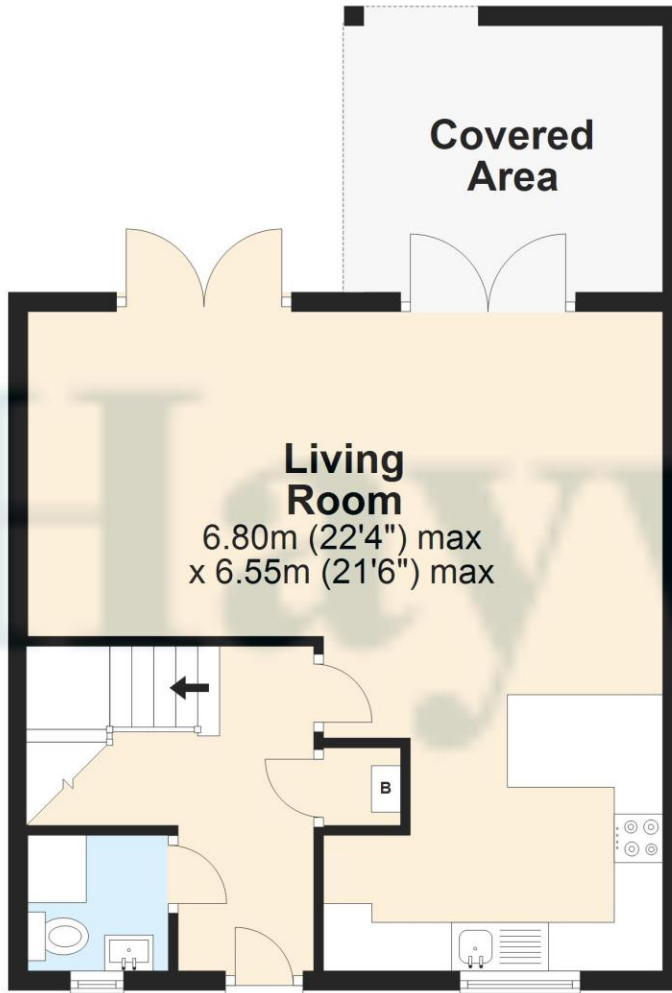
Modernised and in good order throughout, the property is ready to be enjoyed by the new owners. An open plan kitchen dining living space is the hub of the home with two sets of double doors leading out to the generous rear garden. There is also a useful utility/W.C. under the stairs. On the first floor are three bedrooms, all of which are a good size, and a modern bathroom, with shower over the bath. Externally the property has a small gated front garden although it is the rear garden which is the most interesting. A part covered patio area opens out from the living space

down across a low maintenance gravelled area towards the bottom of the garden where there is a large detached garden room. Fully insulated and with the benefit of electrics it would make an ideal home office, gym or retreat for adults and children alike.



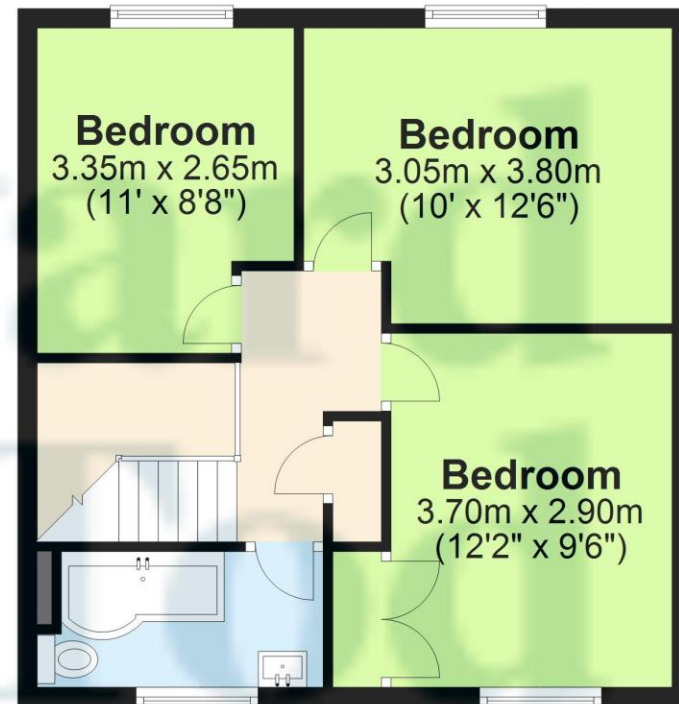
## Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 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.