



**Hayward
Tod**

4 Bed, 2 Bath Semi-Detached | Beaumont Road | Carlisle | CA2 4RL
£220,000





Spacious extended semi-detached home with garage store. Two bathrooms. Peaceful cul-de-sac within walking distance of amenities. Open views to rear.

Entrance hallway | living room | snug | kitchen diner | four bedrooms | four piece family bathroom | shower room | garage/store | driveway parking | rear garden | gas central heating | double glazing | mains water, gas, electricity and drainage | EPC pending | council tax band B | freehold

APPROXIMATE MILEAGES Primary School 0.6 | M6 motorway 3 | City centre 1.6

WHY BEAUMONT ROAD? Living on Beaumont Road offers a balance of convenience and community. Close to essential amenities, including local schools such as St Margaret Mary Catholic Primary, which is just a short walk away with the proximity to Carlisle city centre and Carlisle Railway Station ensuring excellent transport links, making it ideal for commuters. Easy access to the M6 motorway enhances connectivity to nearby towns like Penrith and beyond. With a mix of local shops, green spaces Beaumont Road is a practical and appealing choice for families and professionals alike.

ACCOMMODATION A spacious and well-maintained four-bedroom, two-bathroom house, offering generous living space ideal for families or those seeking room to grow. The property features a bright and airy open-plan living dining area, perfect for entertaining or relaxing, complemented by a modern, fully fitted kitchen. There is a generously proportioned living room with stove and a second smaller snug/playroom. The four well-sized bedrooms provide flexibility for family life, home working, or guest accommodation, while two bathrooms ensure convenience for busy households. To the rear, the property benefits from a private garden with an open view, offering a peaceful outdoor space to unwind. To the front is driveway parking and an integral garage/store.





FLOOR PLAN TO FOLLOW

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.