



**Hayward
Tod**

3 Bedroom Semi Detached | California Road | Carlisle | CA3 0BP

£220,000





Well located home on a quiet side road to the north of the city. Close to amenities and the main road network. Detached garage/workshop.

entrance porch | inner hallway and stairs | living room | kitchen | dining room | bathroom | three bedrooms | detached garage and workshop | paved driveway | front lawn | rear lawned garden and patio | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC pending | council tax band B | freehold

APPROXIMATE MILEAGES

M6 motorway 0.4 | city centre 2.2 | Penrith - North Lake District 24 | Newcastle International Airport 56

WHY CALIFORNIA ROAD?

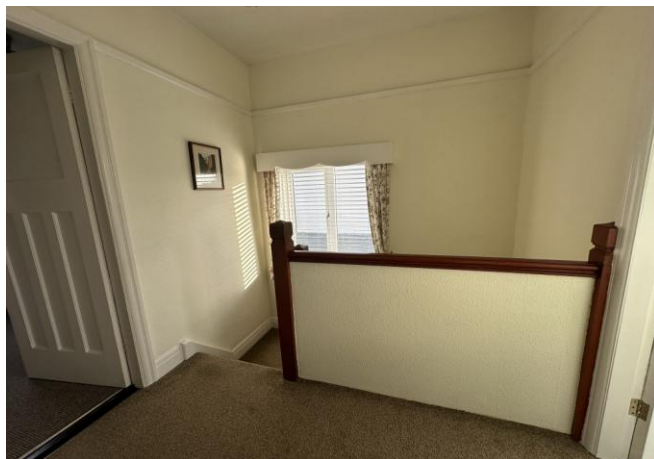
A quiet side road conveniently located close to a variety of amenities, public transport links and the main road network, with the added bonus of being just a short walk from green space. The ideal location for families and professionals alike. Within a short walk is Kingstown Industrial Estate offering retail opportunities including Marks & Spencer Food Hall & Next Home. A regular bus service in to the city runs from close to the road end and J44 of the M6 motorway is less than a mile from the property.

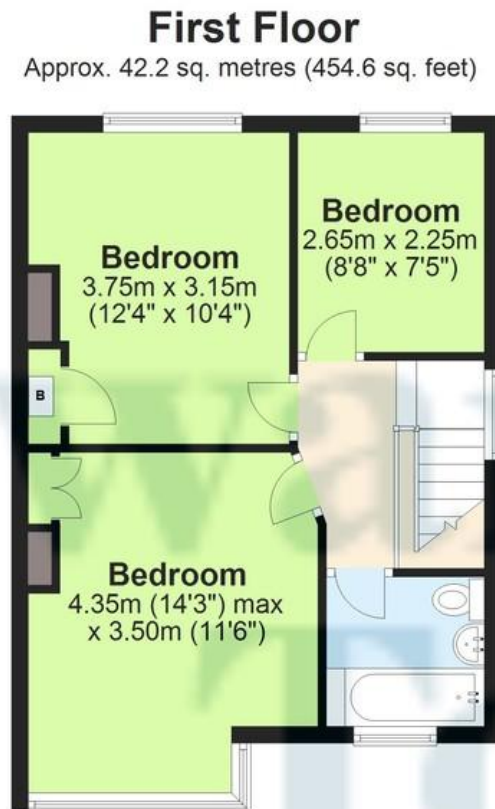
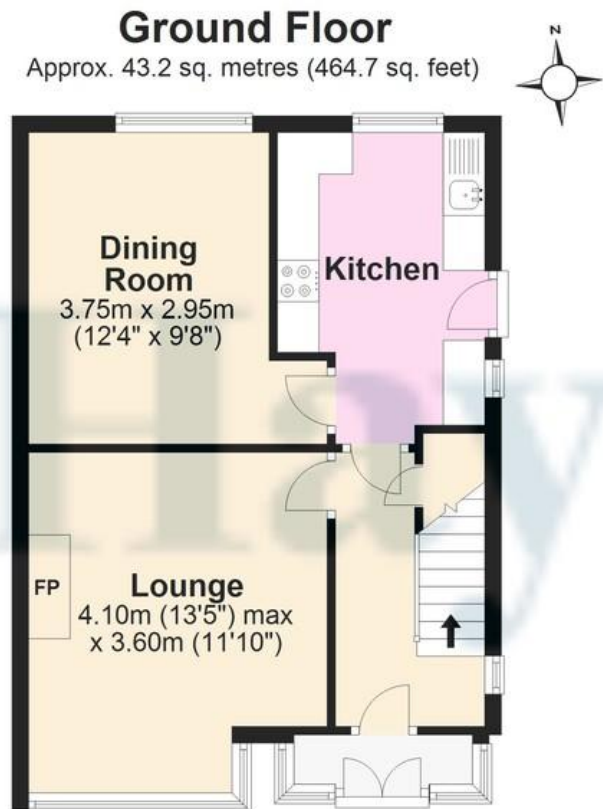


ACCOMMODATION

Offered in good order throughout but offering considerable scope to reconfigure to the incoming buyers requirements the property currently provides a bay-fronted living room, with a kitchen and dining room to the rear. The kitchen and dining area are only separated by a stud wall so combining these to spaces to create an open plan dining kitchen would be relatively easy. At first floor level there are three bedrooms, two of which a good doubles, the third is a single. There is also a bathroom, with shower over the bath. Externally the property has a driveway leading up the side to the detached garage at the rear. There is a small front

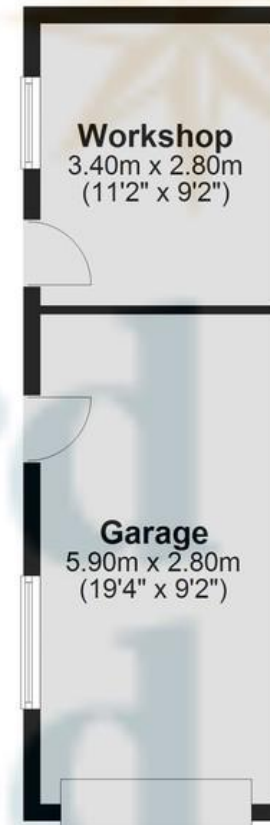
lawn and a larger rear lawn and patio. The detached garage also has the benefit of a workshop space to the rear of it.





Outbuilding

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 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.