



**Hayward
Tod**

3 Bedroom Semi Detached House | Knowe Park Avenue | Stanwix | Carlisle | CA3 9EJ
£260,000





Situated on a popular side street in a desirable area north of the city. Extended ground floor living space and a large rear garden.

entrance hall and stairs | W.C. | living dining room | kitchen | three good bedrooms | family bathroom | driveway parking | large rear garden | summerhouse | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC pending | council tax band B | freehold

APPROXIMATE MILEAGES

Stanwix Primary School 0.2 - 4 minute walk | Rickerby Park River Eden 0.6 | Carlisle Mainline Station 1.5 | M6 J44 1.6 | Newcastle Airport 57

WHY KNOWE PARK AVENUE?

Tucked away close to Stanwix urban village, and just a short walk from a range of shops, restaurants and public transport as well as Stanwix Primary School and Rickerby Park. Within easy reach of the University of Cumbria Brampton Road campus as well as the city centre. Sought after northern city suburb with public transport and easy access for M6, A7 and the A69. Central Carlisle has a growing café culture and good amenities. Westcoast mainline serves London, Glasgow and Manchester.

ACCOMMODATION

Well presented throughout having been upgraded and well maintained by the current owners the property provides good spacious living and has the benefit of an impressive garden. The extended living dining space runs front to back and opens out at the rear via double doors to the garden. The dining area is bay fronted and overlooks the driveway. The kitchen is a good size, having been extended, and has a range of fitted units. A door leads from here to the gated side driveway which like the front driveway is block paved. On the first floor there are three bedrooms, the larger two are both double rooms and the third a good single/study.

The family bathroom is tiled and has both a bath and separate shower. Externally the property benefits from a large and well kept garden. There are two patio areas and a large lawn. Of particular interest though is the large summer house, complete with power.



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.