



**Hayward  
Tod**

**3 Bed Semi Detached House** | Cavendish Terrace | Stanwix | CA3 9ND

**£395,000**





A hidden gem right in the heart of Stanwix, tucked away off one of Carlisle's most desirable private roads. Beautiful garden. Detached garage. En-suite main bedroom.

entrance porch | inner hallway and stairs | sitting room | snug | open plan kitchen diner | utility and W.C. | en-suite main bedroom | second double bedroom | third single bedroom | four piece family bathroom | detached garage and carport | private patio and mature garden | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC pending | council tax band E | freehold

#### APPROXIMATE MILEAGES

City centre 0.6 | Stanwix amenities 0.4 | M6 motorway 2.1 | Penrith - North Lake District 21 | Newcastle International Airport 55

#### WHY CAVENDISH TERRACE?

One of Carlisle's most desirable addresses, perched high above the River Eden and a short walk from a fabulous range of amenities within Stanwix, including a Sainsburys Local, Pub, restaurants and a primary school. The city centre is also an equally short walk south as are picturesque walks alongside the river and across parkland. The wider region is also readily accessible with the M6 motorway being within a couple of miles. A regular bus route is also just moments walk from the property. Despite all of this, when you are in the property you'd have no idea any of this was on the doorstep as the garden is a haven of peace and tranquillity.

#### ACCOMMODATION

Spacious throughout the property provides ample living accommodation. A generous dual aspect sitting room has a gas fire and is complemented by a smaller snug sitting room overlooking the garden. There is an open plan kitchen dining space which has two sets of double doors leading out to the garden and a private patio area. The kitchen has a

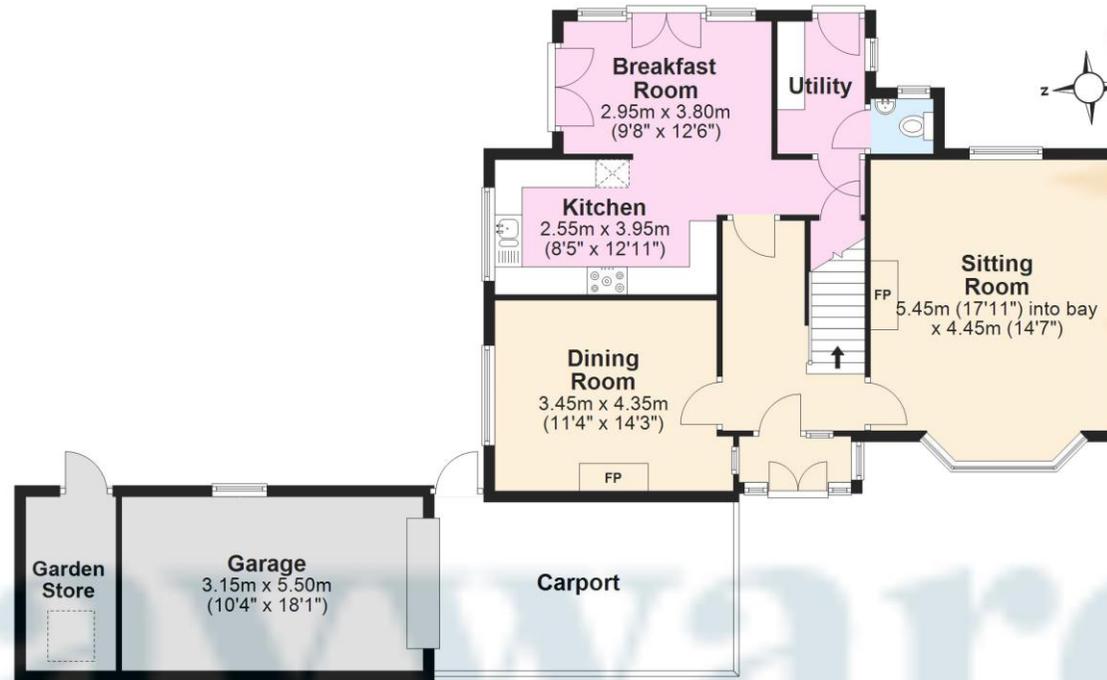


range of integrated appliances. There is also a utility room and W.C. The stairs to the first floor split on a half landing, turn right and you are taken to the main bedroom with ensuite shower room and fitted wardrobes. Turn left and you will find the family bathroom, complete with roll top bath and separate shower, a second double bedroom overlooking the garden, and bedroom number three. Externally the property benefits from driveway parking, a carport and detached garage. At the rear there is a beautiful mature garden, with lawn, patio and borders. A high brick wall at the far end affords privacy and creates an impressive focal point. There is also a second private patio area with pergola.



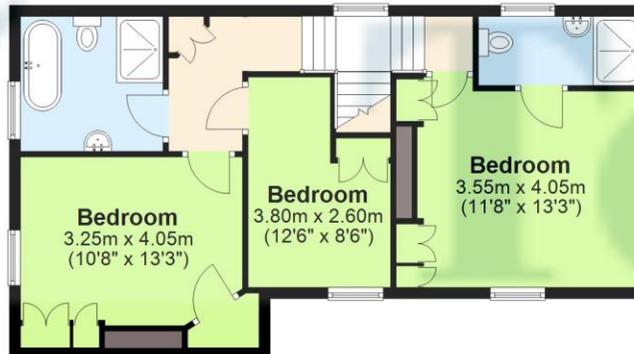
## Ground Floor

Approx. 100.4 sq. metres (1080.7 sq. feet)



## First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

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