



**Hayward
Tod**

3 Bed, 2 Bath Mews House | Austin Court | Etterby | Carlisle | CA3 9SB

£225,000





Entrance hallway | Storage cupboard | Downstairs W.C | Kitchen | Large living/ dining room with French doors | Store cupboard | First floor | Three bedrooms - master with en suite and built in wardrobes | Family bathroom | Store cupboard | EPC C | Council tax band C | Two parking spaces

The internal accommodation is presented in good order throughout and comprises entrance hallway accessed by UPVC front door. The accommodation comprises downstairs W.C neutrally tiled and a large storage cupboard. The kitchen is a good size and benefits from built in fridge, freezer, dishwasher and microwave. The Kitchen also features a breakfast bar area flowing through into the large open plan living and dining area with private aspect to the rear and access to an Understairs storage cupboard. To the first floor are three bedrooms. The master is a great size, with dual aspect windows, built in wardrobes and ensuite shower room. The second bedroom is also large double room with a full wall of built in wardrobes. Bedroom three is a large single with views to the front of the property.

Located to the north of the river Austin Court was built by Magnus Homes in 2007, a prestigious development in a small cul-de-sac setting built to an extremely high standard throughout with easy access to Stanwix, the western bypass and the city centre. Carlisle, the region's capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

To the front the property has an area of patio and two parking spaces and to the rear a private block paved area.



Ground Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 113.8 sq. metres (1225.4 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.