



**Hayward  
Tod**

**3 Bed Link Detached | Bramerton Orchard | Carlisle | CA1 2SH**  
**£260,000**





A hidden gem tucked away in a peaceful yet accessible corner of Carlisle. Conveniently located for amenities, public transport and the main road network. Attached garage. Low maintenance garden. Solar panels and air conditioning which also works as a heat pump.

#### ACCOMMODATION SUMMARY

Entrance hall | Kitchen | Living room/dining room | Conservatory | Two double bedrooms | Third large single bedroom | Integral garage/utility area | W.C. | driveway parking | low maintenance garden | double glazing | gas central heating | solar panels | air conditioning / heat pump | mains connected, water, gas, electricity and drainage | EPC C | council tax band C | freehold

#### APPROXIMATE MILEAGE

M6 motorway 0.6 | city centre 1.7 | Penrith - North Lake District 19.8 | Newcastle International Airport 54.4

#### WHY BRAMERTON ORCHARD?

Tucked away from the hustle and bustle of the city, this quiet cul-de-sac and the bottom of a no through road offers the perfect blend of peace and accessibility. Just minutes from a wide range of amenities, public transport links and the main road network the property is perfect for those needing city convenience. A short walk from local shops the property is perfect for those wishing to leave the car at home. The M6 motorway is just moments away making exploring the wider region a breeze.

#### ACCOMMODATION

Spacious throughout and in great condition having been well cared for by the current owners the property offers the incoming buyer the opportunity to move straight in and the decor can be altered to suit in due course. A quality modern kitchen comes with quality worktops and has space for a small breakfast table. The kitchen provides access to the garage, where there is a utility space and a W.C. as well as a

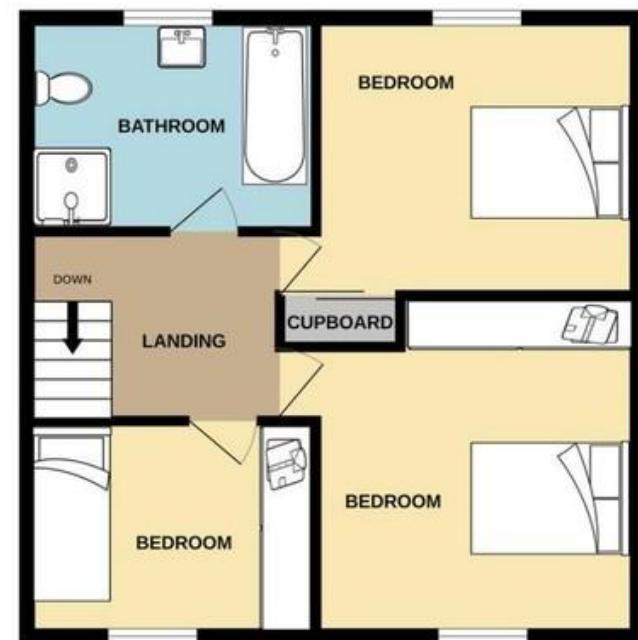
door to the rear garden. The garage itself has an electric roller door and there is an EV charging point externally on the driveway. Back in the house the living space is generous and is open at the rear to a dining area and in turn the conservatory. On the first floor are three bedrooms, two of which are good double rooms and the third a good size single. The bathroom has both a bath and separate shower. Externally there is an ample paved driveway. At the rear the garden is also paved, making for a low maintenance space to enjoy. A raised section at the rear creates space for a summer house.



GROUND FLOOR



1ST FLOOR



## 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.