



**Hayward
Tod**

4 Bedroom Semi Detached House | Scalegate Road | Carlisle | CA2 4PL
Offers In Region Of £145,000





A presentable four bed semi detached house with rear garden and garage conveniently located on a bus route, close to shops and parkland. Excellent first time buy just south of the city. Handy for the M6 and new southern bypass expected to open by the end of the year.

ACCOMMODATION SUMMARY

Enclosed porch | Living room | Kitchen | Rear porch/utility room | Bathroom | Cloakroom/WC | First floor | Front double bedroom one | Front bedroom two | Rear bedroom three | Rear bedroom four/study | Forecourt garden | Driveway and parking | Garage | Rear garden and deck | Gas central heating | Double glazing | Council Tax Band - A | EPC rating - D | Freehold

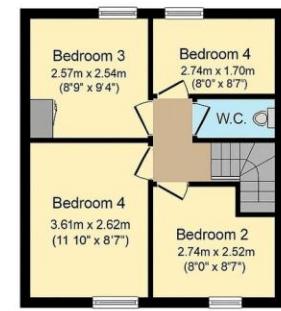
LOCATION Convenient location on the southern edge of the city, close to a range of amenities, primary and secondary schools, Hammonds Pond and a regular bus route, the property is ideally suited for occupiers of all ages. Access to the wider region is also easy thanks to the proximity of the M6 motorway, which will become even easier to access pending the completion of the southern city bypass.

ACCOMMODATION Ready to go for the incoming buyer, either to occupy or as a buy-to-let investment. Currently providing four bedrooms and a ground floor bathroom it may be possible to convert the fourth bedroom in to a spacious first floor bathroom if desired. The property has

forecourt parking to the front and additional hardstanding and a detached garage to the rear where there is also an area of lawn and decking. On the ground floor there is a living room, good size kitchen and rear utility space as well as an entrance porch.



Ground Floor
Floor area 44.4 m² (478 s.ft.)
TOTAL: 79.2 m² (852 sq.ft.)



First Floor
Floor area 34.7 m² (374 sq.ft.)

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.