



**Hayward
Tod**

3 bedroom Mid Terraced House | Kells Place, Carlisle, CA3 9DT

£225,000





Beautifully presented, light and bright mid, terrace with large and private rear garden. Perfectly located in the heart of Stanwix. Convenient short walk to shops, bars, local amenities, Stanwix Primary School, parkland and the city centre.

entrance hallway | open plan dual aspect living space | modern kitchen | three good bedrooms | bathroom | large low maintenance rear garden | covered gated passage to rear garden | double glazing | gas central heating | EPC D | council tax band B | freehold | mains drainage

APPROXIMATE MILEAGES

Sainsburys Local 5 mins (walk) | city centre 0.8 (20 mins walk) | Rickerby Park 0.5 | M6 motorway 1.8

WHY KELLS PLACE?

Tucked away in the heart of Stanwix urban village, 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 the property is ideally located to suit a wide range of buyers. Ample green space is also on the doorstep thanks to the nearby Rickerby Park. Access to the wider road network makes exploring the rest of our region a breeze, with the M6 motorway being just a couple of miles by car.



ACCOMMODATION

Offered in excellent order both inside and out the property offers the incoming buyer a turn-key opportunity in a highly desirable location north of the river. A light and bright dual aspect living space opens out at the rear to a modern kitchen, which in turn provides access to the rear garden. Also able to be accessed via a secure covered side passage, the garden has both a paved patio area and an expansive gravelled area extending back a deceptively long distance away from the property. A sunny and surprisingly private

the garden offers a haven from the hustle and bustle of Stanwix and its numerous amenities. On the first floor there are three bedrooms, two of which are generous double rooms and the third a comfortable single or large study. The bathroom has a shower over the bath. Parking is available at the front of the property and designated for residents permits. The property is blessed with a southerly front aspect and an east/west garden making the property very bright and allowing for the sun to find all corners of the property.



Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.1 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.