



**Hayward  
Tod**

**2 Bed with additional attic room** | Corby Gates | Great Corby | Carlisle | CA4 8LJ

**£195,000**







Deceptively spacious two bed nd terrace with large attic room. Convenient village location just a short walk across the viaduct from Wetheral. Far reaching elevated views. Off street parking and garden.

kitchen diner | living room | bathroom | two bedrooms | large attic room with staircase and roof windows | rear yard | front garden | detached rear garden | off-street parking | double glazing | gas central heating | mains connected, water, gas, drainage and electricity | EPC pending | council tax band B | freehold

#### APPROXIMATE MILEAGES

Wetheral 0.4 (10mins walk) | M6 motorway 3.7 | Warwick Bridge 1.5 | Carlisle 5.3 | Brampton 6 | Newcastle International Airport 52

#### WHY GREAT CORBY?

A popular village in a convenient location to the east of Carlisle, the village is just a short drive from the A69 and M6 as well as being an easy walk across the viaduct to Wetheral where there is a railway station, Post Office, shop, two Pubs and a restaurant, as well as a doctor's surgery. Great Corby itself also has a Pub and primary school. Further amenities are available in nearby Warwick Bridge which is just a couple of minutes by car to the north. Exploring the wider region is a breeze as the property is well connected to the main road network, with the Eden Valley, Lake District and Hadrian's Wall all being with a short and easy drive. Carlisle Golf Club is also less than 10 minutes from the property.



#### ACCOMMODATION

Spacious and well laid out, the property provides a generous kitchen diner at the rear, with the benefit of elevated far reaching views across the countryside. There is a living room with gas fire at the front of the property overlooking a small garden. There is an additional larger detached garden at the rear adjacent to the property's



parking area. On the first floor are two bedrooms, a larger double at the front and a second smaller double at the rear. There is also a modern bathroom with bath, separate shower and vanity unit storage. A small staircase leads up from the first floor landing to a large attic room with roof windows. Suitable for a variety of uses the incoming buyer could use the space as they see fit. Externally the property has gated hardstanding at the rear and a brick built store as well as the adjacent parking area and garden.



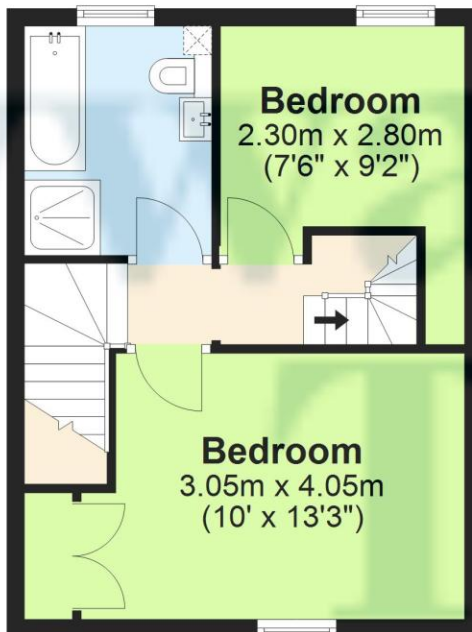
## Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



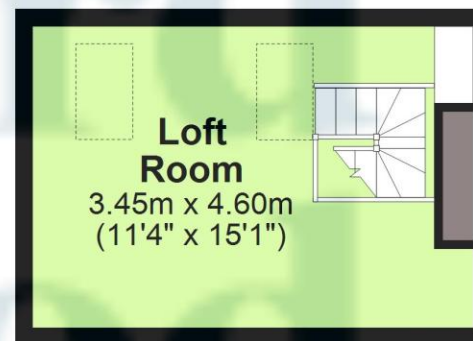
## First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



## Second Floor

Approx. 17.4 sq. metres (187.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.0 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.