



**Hayward  
Tod**

**3 Bed Town House** | Pleasant View | Wetheral | Carlisle | CA4 8JF  
**£225,000**





Three storey, three bedroom mid-terrace within walking distance of a wide range of amenities in the middle of a sought after village. Convenient for M6/A69.

living room | kitchen | W.C. | family bathroom | two first floor bedrooms | attic bedroom | outside store | shared garden and drying area | on-street parking | external store | additional detached garden space | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC D | freehold

#### APPROXIMATE MILEAGES

Wetheral station 0.2 (5 mins walk) | M6 motorway 3 | Carlisle 5.5 | Penrith - North Lake District 20

#### WHY WETHERAL?

Wetheral is one of our regions most desirable villages and enjoys a superb range of local amenities including Fantails Restaurant, village shop and post office, coffee shop, public house and the Crown Hotel with its excellent public bar, restaurant and leisure club. The village also has the benefit of rail and bus services. Wetheral sits above the River Eden and there are pleasant river and countryside walks on the doorstep. The impressive Victorian viaduct which spans the river provides a pedestrian link between Wetheral and the village of Great Corby. The village is perfectly placed for access to the regions areas of natural and historic interest which include the beautiful Eden Valley, Hadrian's Wall and the Lake District National Park as well as for access to the A69 and M6 motorway.



#### ACCOMMODATION

Set over three floors and providing good living space the property has a large sitting/dining room at the front, with the benefit of highceilings. At the rear is a kitchen, leading through to a rear hall, providing access to the garden and a W.C. At first floor level there are two bedrooms and the family bathroom. The front bedroom is the larger of the two

on this floor and has built in cupboards. The family bathroom is at the rear of the property and has a shower over the bath. Stairs lead from the first floor landing up to the third bedroom on the second floor. There is a large roof window overlooking the rear garden. Externally the property benefits from a large outdoor storage shed and a detached garden to the rear. A pedestrian right of access exists across the hardstanding at the rear for the benefit of the neighbouring properties.



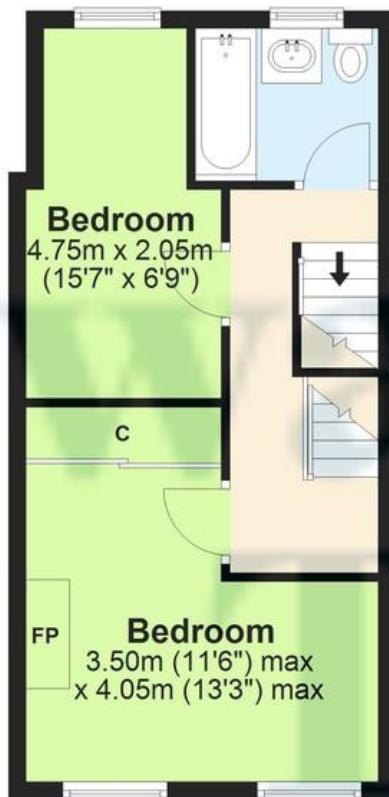
## Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



## Second Floor

Approx. 19.2 sq. metres (207.2 sq. feet)



Total area: approx. 92.9 sq. metres (1000.2 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.