



**Hayward  
Tod**

**4 bed, 2 bath Detached House | 59 Housesteads Road | Carlisle | CA2 7XG**  
**Guide Price £295,000**







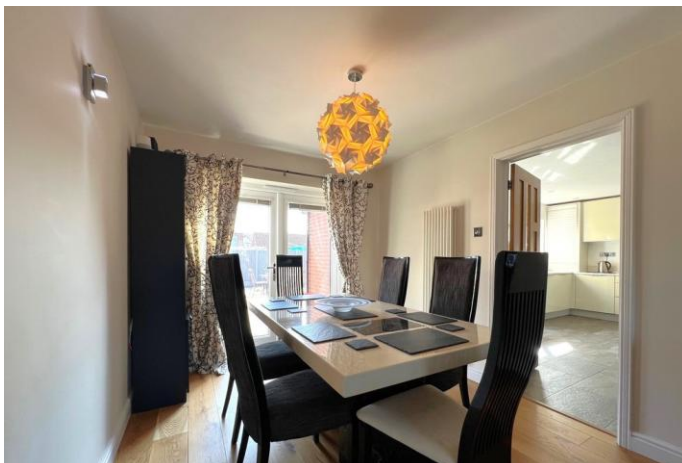
A fine contemporary four bed detached home with garage and a beautiful, stylish interior. Recently upgraded to a high standard this attractively presented property is ready to occupy and has the benefit of a shower room and family bathroom. The gardens are landscaped for ease of maintenance and use.

#### ACCOMMODATION SUMMARY

Porch | Hall and stairs | Double length sitting dining room | Kitchen diner | Sun room | First floor landing | Rear double bedroom one | Front double bedroom two | Front double bedroom three | Rear bedroom four | Shower room | Family bathroom | Easy maintenance landscaped gardens to front and rear | Garage with electric roller door | All mains services | Gas central heating | Double glazing | Council Tax Band - D | EPC rating - C | Freehold

#### APPROXIMATE MILEAGE

Primary school and nursery 0.4 | Secondary school 1.5 | Central Carlisle West Coast Mainline Station 2.9 | M6 J44 4.2 | Solway Coast AONB - Bowness on Solway 11.8, Allonby Beach 21.4 | Lake District National Park - Caldbeck 13.4, Pooley Bridge Ullswater 32 | Hadrian's Wall UNESCO Site - Birdoswald Fort 18.5 | Newcastle International Airport 58.2



#### WHY HOUSESTEADS ROAD?

Ideally located on the western fringe of the city, convenient for access to the main road network, public transport and local amenities not to mention both primary and secondary schools, the property is perfect for families of all ages. Open countryside is on the doorstep in one direction and parkland on the other. Access to the wider region is simple thanks to the proximity of the city by-pass which connects the A595/6 and the M6 motorway. Public transport couldn't be easier either, with a regular bus service running past the property. Carlisle has superb range of amenities including a



growing cafe culture, pubs and restaurants. The mainline station serves London direct in around 3 hours 20 minutes.

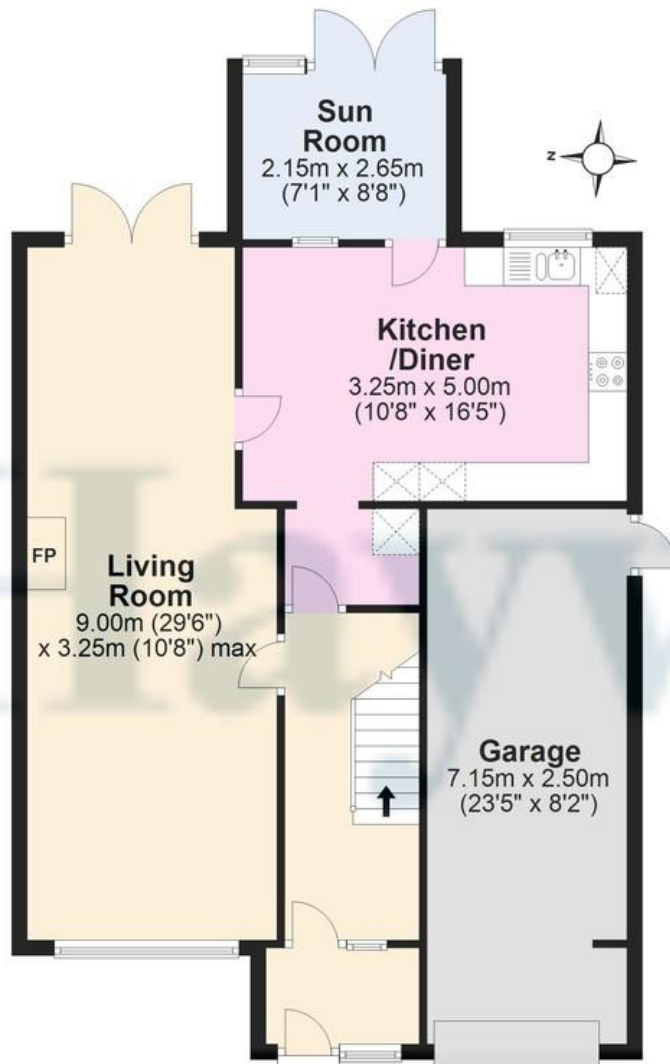
### DESCRIPTION

A most appealing detached property having recently been modernised and upgraded to a high standard. The results are impressive and will not disappoint. The living space is superb and includes a spacious reception room with dual aspect and timber floor. It features a wood burning stove and has ample space for living and dining. The new fitted breakfast kitchen has a sleek range of units and integral appliances. The room has a bright aspect east over the rear garden and access to the sun room which has underfloor heating. Just off the kitchen is a little bar area with wine fridge. On the first floor are the four bedrooms, a new shower room and bathroom. Outside the gardens are well presented. The block paved drive provides parking for at least two cars and the garage has a remote controlled roller door. The rear garden has a large terrace ideal for alfresco living.



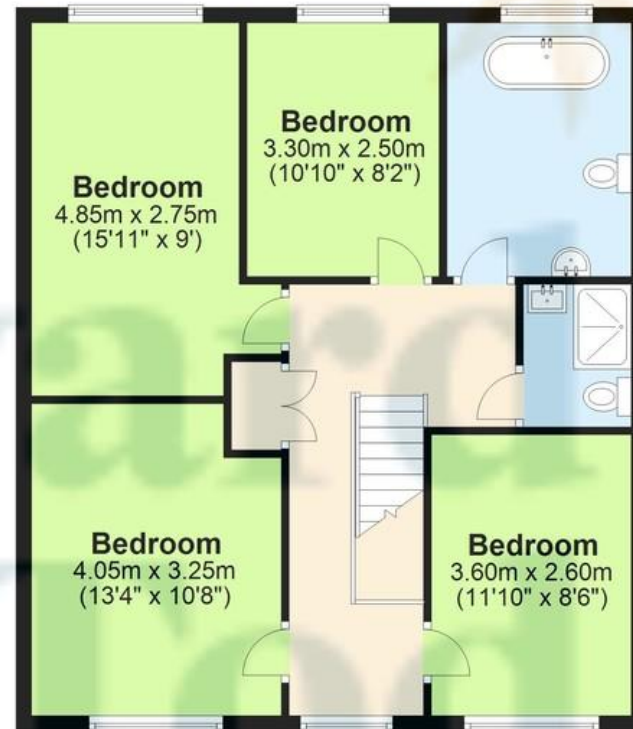
## Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



## First Floor

Approx. 70.5 sq. metres (758.6 sq. feet)



Total area: approx. 152.4 sq. metres (1640.0 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.