



**Hayward  
Tod**

**2 Bed Terrace** | Bower Street | Carlisle | CA2 7DG  
**£90,000**





A well presented two double bed terraced property located to the west of the city within walking distance of the Cumberland Infirmary and other local amenities. Previously a strong performing buy-to-let offering approx. 8% gross yield.

living room | dining room | kitchen | ground floor bathroom | two double bedrooms | rear yard | on-street residents permit parking | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC C | council tax band A | freehold

**APPROXIMATE MILEAGES** Cumberland Infirmary 0.3 (5 mins walk) | City centre 1 (20 mins walk) | M6 motorway 3

**WHY BOWER STREET?** Well located within walking distance of the Cumberland Infirmary, shops, schools and amenities as



well as other large scale employers. A short walk from a main bus route in to the city centre and just a couple of minutes drive from the city bypass means that the property is incredibly well connected to the city and wider region.

**ACCOMMODATION** Offered in good order throughout and freshly vacant following a period as a rental property the property provides a good living space and larger than average kitchen. There are two good size bedrooms on the first floor with the larger of the two at the front of the property. The bathroom, on the ground floor, is ample and has a shower over the bath. The kitchen, which also provides access to the rear yard, has a range of fitted units providing plenty of storage. The rear yard is a good size and also has the benefit of two brick built stores.

FLOOR PLAN TO FOLLOW

## 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.