



**Hayward  
Tod**

**2 Bedroom End Terrace** | Scotby Village | Scotby | Carlisle | CA4 8BP

**£210,000**





Spacious end terrace, well located in the heart of a popular village within walking distance of amenities. Two double bedrooms. Good living space and large kitchen to rear. Low maintenance rear yard.

entrance hall and stairs | cloakroom W.C. | living room | kitchen | shower room | two double bedrooms | rear courtyard | gas central heating | mains services connected, water, gas, electricity and drainage | EPC D | council tax band A | freehold

**APPROXIMATE MILEAGES** M6 junction 43 1.2 | Carlisle 3.3 | Newcastle Airport 53

**WHY SCOTBY?** Scotby is a desirable village with great amenities including a shop, post office and public house that overlook Scotby green. There is a good CoE primary school, church and village hall and a strong community with the opportunity to participate in a variety of activities throughout the year. The convenient location means easy access to the main road network cutting travelling time and in particular the A69 and M6 at Junction 43 are just minutes away. Those wishing to socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are a little over three miles away. The station has direct services to London in around 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include the Lake District, Manchester and airport, Newcastle, Penrith and Birmingham. The region's areas of natural and historic interest, including the beautiful Eden Valley, Hadrian's Wall, Solway Coast and the Lake District are readily accessible. The Scottish borders are on the door step and the North Pennines AONB is a pleasant scenic drive away.



**ACCOMMODATION** Well presented and spacious throughout, the property represents an excellent opportunity for the incoming buyer to simply move in and

enjoy. There is a large cloakroom W.C. at the front of the property and a spacious living dining room. At the rear, an extended kitchen provides ample storage and benefits from a range of integrated appliances. There is a door from the kitchen to a low maintenance courtyard at the rear. Gated access from here is to the communal area beyond where there is the opportunity for off street parking. On the first floor there are two large bedrooms, with the larger having built in cupboards. There is also a modern shower room on the first floor. The property is double glazed and gas centrally heated throughout.



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.