



**Hayward  
Tod**

6/7 bed Town House | 7 Marlborough Gardens | Stanwix | Carlisle | CA3 9NW  
Guide Price £550,000





A substantial semi detached house with garden and garage providing generous accommodation over three floors in one of Carlisle's most desirable addresses, convenient for Stanwix, parkland and the city centre. Potential for annex, multigenerational living or work from home opportunities.

#### APPROXIMATE MILEAGES

Stanwix Primary School 0.2 | City centre 1 | M6 motorway 1.8 | Penrith - North Lake District 22 | Newcastle International Airport 56

#### ACCOMMODATION SUMMARY

Entrance porch | Hall and stairs | Sitting room | Dining room | Living room - French doors to courtyard | Breakfast kitchen with Aga | Fitted utility room | Bathroom - five piece suite | Spacious landing | Bedroom one - bay window - open view | Bedrooms two, three and four | Bathroom with five piece suite | Second floor landing | Bedrooms five, six and seven/study | Driveway parking and garage | Lawned rear garden | Paved courtyard | EPC rating TBC | Council tax band E | Freehold | Gas central heating | mains water, electricity and drainage



#### WHY MARLBOROUGH GARDENS?

A private road and one of Carlisle's most desirable addresses, Marlborough Gardens is ideally situated within a short walk of a wide range of amenities within Stanwix, as well as both primary and secondary schools. The city centre is a short walk and public transport is close at hand. For those looking for green space, Rickerby Park, the River Eden and Carlisle Cricket Club are all on the doorstep. The wider region is easily accessed by car with the M6 and A69 both being just a short drive to the north and east.

## ACCOMMODATION

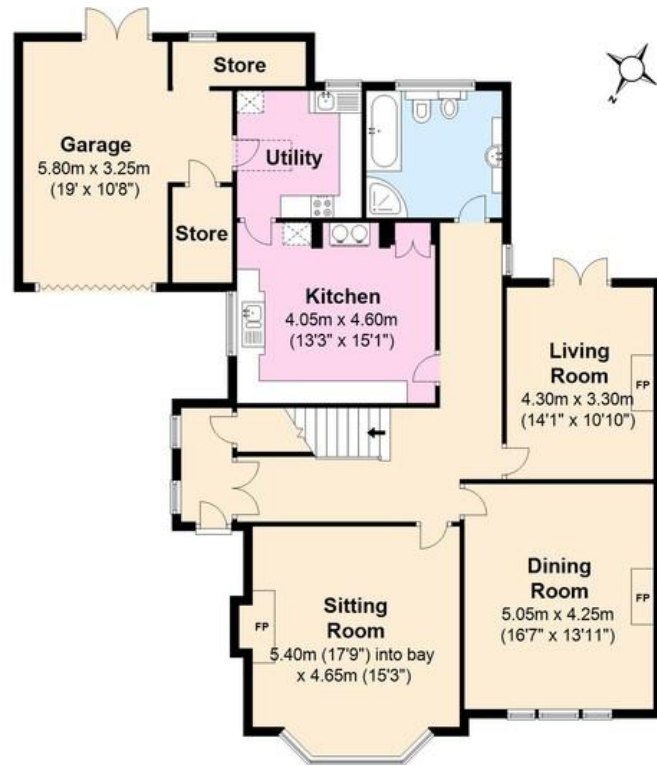
Spacious and well-proportioned throughout the property would be an ideal family home thanks to three good size reception rooms on the ground floor as well as up to seven bedrooms, if required, above. A tiled entrance porch opens up through double doors in to the hallway. To the front of the property is the main living room, with a bay window and woodburning stove and the dining room with an electric fire. A smaller snug sitting room with original open fire has double doors leading out to the courtyard section of the garden. The kitchen, with a range of fitted units and an AGA stove, has space to dine in and also leads through to a large, fitted utility room which in turn provides access to the garage. There is also a large bathroom on the ground floor.

On the first floor, centred around a generous landing are four of the seven bedrooms and a second bathroom. The main bedroom, an impressive double with a bay window benefits from good views across the rooftops towards Austin Friars School at the top of Etterby Scaur. The other bedrooms on this floor are all good double rooms and the bathroom has both a bath and separate shower. A full size staircase leads from the landing to the second floor where there are three further bedrooms, two of which are currently utilised as home offices. On the second floor landing there is also a large walk-in cupboard providing ample storage. Externally the property has an attractive facade and a small lawned garden to the front. A paved driveway to the side leads towards the garage which also provides through access to the rear garden if required. The rear garden is in part laid to lawn and part paved courtyard, all of which benefits from a pleasing southerly aspect.



## Ground Floor

Approx. 147.6 sq. metres (1588.9 sq. feet)



## First Floor

Approx. 112.2 sq. metres (1207.3 sq. feet)



## Second Floor

Approx. 77.8 sq. metres (837.5 sq. feet)



Total area: approx. 337.6 sq. metres (3633.8 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.