



**Hayward
Tod**

3 bedroom Semi-Detached House | Chesterholm | Carlisle | CA2 7XY
Guide Price £197,500





A most appealing and beautifully presented three bed semi detached home offered in excellent condition. Landscaped gardens with good parking and garage. Favourable location.

APPROXIMATE DISTANCES IN MILES

Central Carlisle - mainline station 3.3 | M6 J44 via city bypass 4.4 | Bowness on Solway 11.9 | Lake District National Park - Caldbeck 13.8, Keswick 30 | Newcastle International Airport 60

ACCOMMODATION SUMMARY

Entrance hall and stairs | Sitting room into Dining room | Garden room | Fitted breakfast kitchen | First floor landing | Bedroom one - front double | Bedroom two - rear double with fitted wardrobes | Bedroom three - front single | Contemporary bathroom including separate shower cubicle | Garage with electric door | Landscaped gardens to front, side and rear | Good off street parking | Council Tax Band - B | Energy Performance Rating - D | All mains services | Gas central heating | Freehold

SITUATION AND DESCRIPTION

The property benefits from an excellent suburban location just west of the city and close to a strong range of local facilities including three primary schools and a secondary school all within a mile and rated Ofsted - Good. The closest is Yewdale Primary which is just a couple minutes walk. There is a good bus route to hand serving the city and surrounds. By car there are good connections for the M6 and travel east via A689 for Brampton and A69 for Newcastle. The coast and Lake District are also readily accessible. Central Carlisle has a good bar and café scene along with a broad range of social and retail opportunities.

The property provides superb family living and is offered in very good order. The accommodation is tastefully presented and has a contemporary feel having been extended and significantly improved. The attractive entrance hall sets the



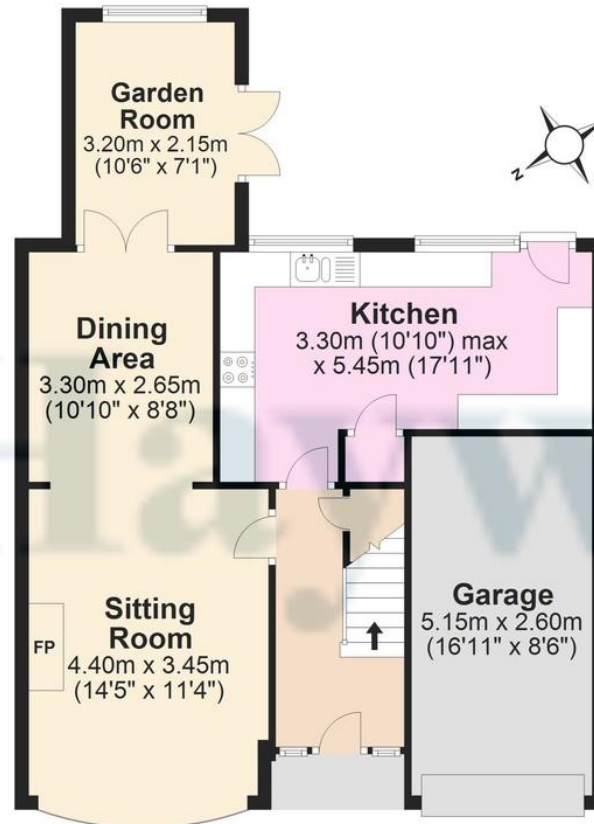
tone and accesses both the sitting room and breakfast kitchen. The sitting room is a wonderful space with full width glazing to the front elevation and a striking feature chimney breast with contemporary electric fire and recess for TV. The room is open to the dining area which has French doors to the garden room. The kitchen has a range of fitted units and incorporates a breakfast bar and appliances including a dishwasher, oven and gas hob. The room has two windows facing the rear plus a door out onto a lovely terrace which provides a pleasant place for BBQs and alfresco living.

The first floor is well laid out and accommodates the three bedrooms which comprise two doubles and a good single, and the bathroom. This is a fully tiled affair with chrome ladder radiator and a four piece suite that includes a bath and separate shower cubicle. In short an excellent home in a popular location for which viewing is of course recommended.



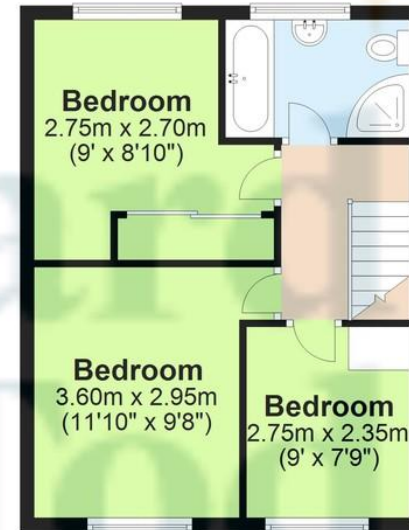
Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 109.3 sq. metres (1177.0 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.