



**Hayward  
Tod**

**5 bed 1 ensuite Detached House | 50 Crown Road | Carlisle | CA2 7QQ**  
**Guide Price £275,000**





Impressive 5 Bed detached family home with ensuite, conservatory and private rear garden. Excellent location tucked away within a small close handy for city and bypass.

#### APPROXIMATE DISTANCES IN MILES

City bypass A689 0.5 | Central Carlisle - mainline station 2.7 | M6 J44 4 | Bowness on Solway 11.5 | Lake District National Park - Caldbeck 14, Keswick 29 | Newcastle International Airport 58.3

#### ACCOMMODATION SUMMARY

Entrance hall and stairs | Cloakroom | Sitting room | Living/dining room | Conservatory | Fitted breakfast kitchen | Utility room | First floor landing - stairs to second floor | Rear double bedroom one with ensuite shower room | Front double bedroom two | Double bedroom three | Front bedroom four/study | Family bathroom | Second floor | Double bedroom five | Forecourt garden and parking | Garage | Private rear garden | Energy Performance Rating - C | Council Tax Band - D | All mains services | Gas central heating | Double glazing | Freehold | NO ONWARD CHAIN

#### LOCATION

Excellent cul de sac location within a popular residential area west of the city. Good local amenity. 4 minute walk to Belle Vue Primary School Ofsted rated Good and 1.2 miles from Cumberland Infirmary. Convenient for city bypass, M6 and A595. Easy access for Solway Coast, Lake District and West Cumbria. Strong range of social, leisure and retail opportunities in central Carlisle and Westcoast mainline station for London and Glasgow. Many other direct services including to Newcastle, Edinburgh, Lake District and Manchester.



## DESCRIPTION

Superb detached family home offering well balanced accommodation over three floors in a quiet setting. The living space is excellent and provides space for all the family. The sitting room has an attractive fireplace and a living flame gas fire for cosy nights in. The living dining room is of a good size and opens into a large conservatory which is a room for all seasons as it has a radiator and air conditioning. The aspect is south facing and private over the rear garden. The fitted kitchen also faces south and has space for a table. The utility room is fit for purpose.

The bedrooms are all well presented with four on the first floor and the fifth on the second. The main bedroom has an ensuite. The family bathroom is a stylish affair and features a freestanding bath. It has also has the benefit of a shower cubicle.

The gardens and setting compliment the property and in short, a desirable family home in a convenient location.



# 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.