



**Hayward  
Tod**

**3 Bedroom Mid Terrace | Eden Street | Carlisle | CA3 9LR**

**£207,500**





Popular location north of the river within walking distance of amenities, the city centre and green space. Deceptively spacious accommodation with good living space and useable attic room. Rear garden.

entrance hall and stairs | sitting room | open plan living kitchen | utility | ground floor shower room and W.C. | three bedrooms | family bathroom | attic room | rear garden and yard with direct access from rear lane | gas central heating | double glazing | mains gas, water, electricity and drainage | EPC pending | council tax band B | freehold

#### APPROXIMATE MILEAGES

city centre 1 | Stanwix primary school 0.6 | M6 motorway 1.6 | Penrith - North Lake District 25

#### WHY EDEN STREET?

A popular residential street to the north of the city, Eden Street is well located for access to a wide range of amenities, all of which are within a short easy walk. Notable nearby amenities include a Morrison's supermarket, a variety of bars, restaurants and takeaways as well as bus stops and river side walks which take you on a short stroll to the city centre itself. Further afield the main road network is within easy reach thanks to the proximity of the city by-pass and in turn the M6 motorway.

#### ACCOMMODATION

Deceptively spacious throughout and well suited to family living the property has good living space on the ground floor with a separate sitting room to the front and a larger open plan living space extending in to the kitchen at the rear; beyond which is a utility space and ground floor shower room. From the kitchen there is access to the garden, which for a property of this type is surprisingly large and also benefits from up and over garage door access from the rear lane. To the first floor are three good bedrooms, the largest

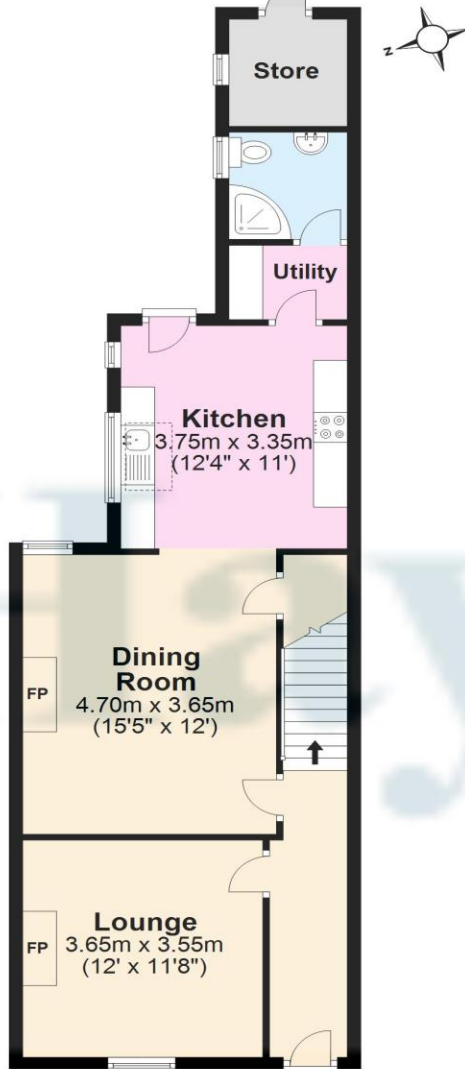


of which spans the entire width of the front of the property. There is a generously proportioned family bathroom adjacent to bedroom two. From the main landing a proper staircase leads up to a useful attic space with a roof window. The property benefits from gas central heating, double glazing and all mains services. The property represents a good opportunity to secure a sizable home in a popular area with the potential to improve to suit.



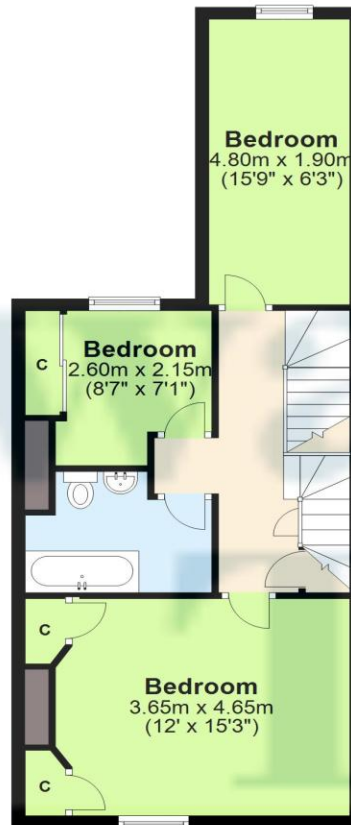
## Ground Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



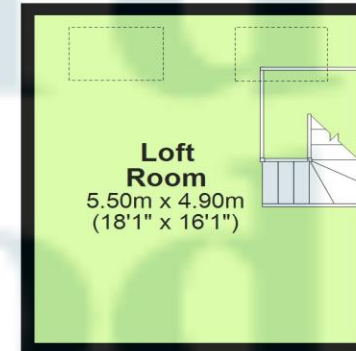
## First Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 140.0 sq. metres (1506.5 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

## 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.