



**Hayward  
Tod**

**3 bedroom End Terraced House | 3 Hart Street | Carlisle | CA1 2BP**  
**Guide Price £265,000**





An attractive and beautifully presented townhouse conveniently located on a tree-lined side road just 10 minutes walk to city centre amenities and Westcoast Mainline. Three beds. Two charming reception rooms. Contemporary kitchen diner. Superb first floor bathroom. Enclosed town garden. Garage.

#### ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Sitting room | Living room | Kitchen diner | First floor split landing | Large front double bedroom one with walk in wardrobe | Rear double bedroom two | Rear single bedroom | Bathroom | Gated forecourt | Enclosed rear town garden | Garage | Council Tax Band - B | EPC rating - D | All mains services | Gas central heating | Double glazing | Freehold

#### APPROXIMATE MILEAGES

Westcoast Mainline Station 0.6 | M6 J43 1.6 | Solway Coast AONB - Bowness on Solway 13.7 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 24.8 | North Pennines AONB - Alston 27.5 | Newcastle International Airport 55.4

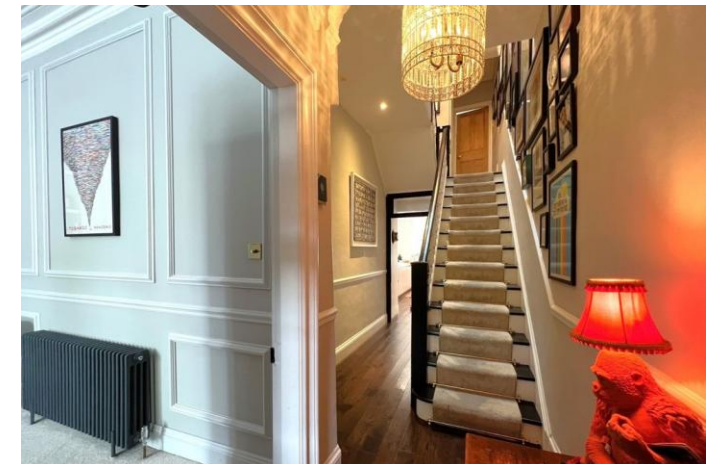
#### LOCATION

Superb setting on a quiet tree-lined road just a 10-minute walk to an excellent range city centre amenities including a growing café culture, a good variety of bars, restaurants and shops. London Euston direct by train in around 3 hours 20 minutes plus access to many other direct services including to Glasgow, Edinburgh, Manchester (and airport), Newcastle, Lake District, west Coast and Birmingham (and airport). Carlisle is well placed for accessing our region's areas of natural and historic interest - Hadrian's Wall, the beautiful Eden Valley, Solway Coast and beaches of West Cumbria, and the Lake District.



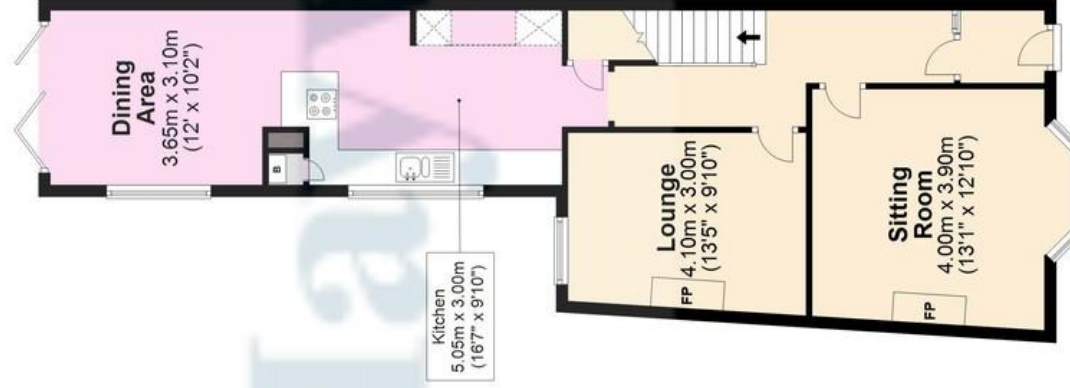
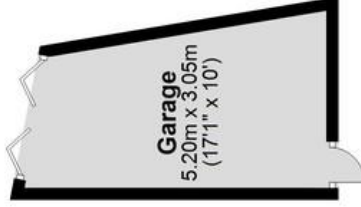
## DESCRIPTION

A rather special end of terrace townhouse offered in good order having been modernised and improved whilst retaining period features. Number three has kerb appeal having a traditional bay and contained forecourt with iron railings and gate. The entrance vestibule has a tiled floor and Crittall style door to the hall. The main reception room is a charming, tastefully appointed space. The substantial marble fireplace with living flame gas fire is flanked on both sides by attractive built in cupboards and backlite shelving. The rear facing living is a quiet private room a contemporary feel. Of interest is the sleek fitted kitchen which opens into a spacious dining/living area. This is a wonderful space with extensive glazing including bifold doors to a generous patio and enclosed town garden with garage. On the first floor are the three bedrooms, the large main benefits from two windows and an excellent walk in wardrobe. The modern bathroom is a stylish affair with porcelain tiled floor, freestanding bath and walk in shower.



## Ground Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



## First Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 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.