



**Hayward  
Tod**

**4 bedroom Detached House | 22 Whiteclosegate | Carlisle | CA3 0JD**  
**Guide Price £375,000**







An attractive four bed detached house with delightful gardens in a sought after location just north of the river. Two good reception rooms. Breakfast kitchen. Garage. Requiring modernisation the property has significant potential including scope to extend.

#### ACCOMMODATION SUMMARY

Hall and stairs | Generous sitting dining room | Living room | Breakfast kitchen | Rear lobby | WC | First floor landing | Rear double bedroom one | Rear double bedroom two | Front double bedroom three | Front single bedroom | Bathroom | WC | Delightful mature gardens to front and rear | Parking and turning | Detached garage | Council tax band - F | EPC rating - E | All mains services | Freehold

#### APPROXIMATE MILEAGES

Carlisle mainline station 1.9 | Rickerby Park and River Eden 0.8 | Stanwix Primary School 0.8 | M6 J44 2.3 | Solway Coast AONB - Bowness on Solway 14.3 | Lake District National Park - Caldbeck 15.7, Pooley Bridge Ullswater 29.5 | North Pennines AONB - Alston 27 | Newcastle International Airport 54.8

#### LOCATION

The property has the benefit of an excellent location in a prime residential area just north of the city. A public house is within 100 metres and a wide range of amenities within Stanwix village including a primary school and Sainsburys local are within walking distance. The city's two main parks are also accessible as is central Carlisle and its growing café culture. Superb range of bars and restaurants, leisure and retail options. The main road network is accessible for travel in all directions including the A69 for Brampton and Newcastle and the M6 for travel south or north to Scotland. Carlisle's mainline station has direct services to London in around 3 hours 20 minutes and many other direct services





including to Glasgow, Edinburgh, Newcastle, Manchester (and airport) and the Lake District.

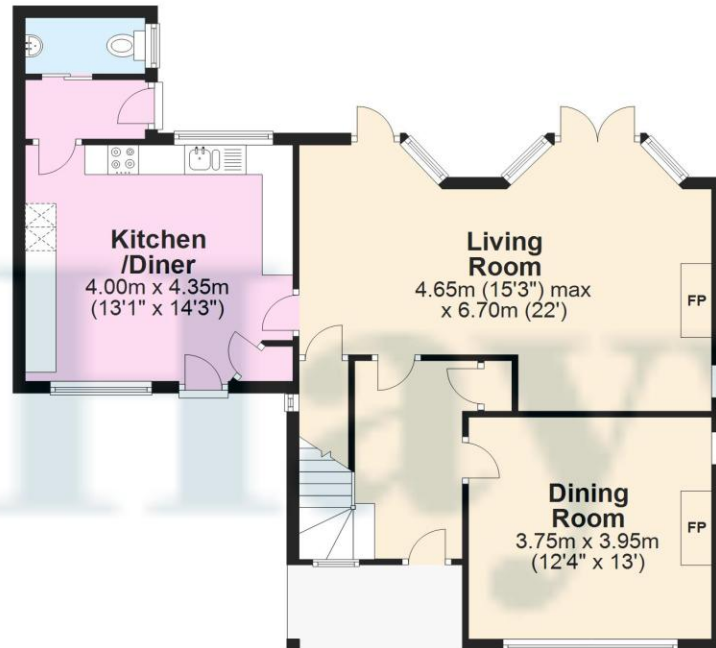
### DESCRIPTION

An attractive and individual detached property with kerb appeal. The well balanced accommodation has great potential and whilst requiring a little work and modernisation also has the scope to be extended, taking advantage of the generous garden and setting. This is a significant opportunity to create a large interesting dwelling in a sought after residential area. The property has character and the traditional hall and stairs help set the tone. The living space is excellent. The double width sitting dining room is a great space and features twin bays to the rear garden. the aspect is private and sylvan. Doors access the patio and garden. The living room is a bright space with windows to the front and side. The breakfast kitchen has windows to the front and rear. The bedrooms and bathroom are on the first floor.



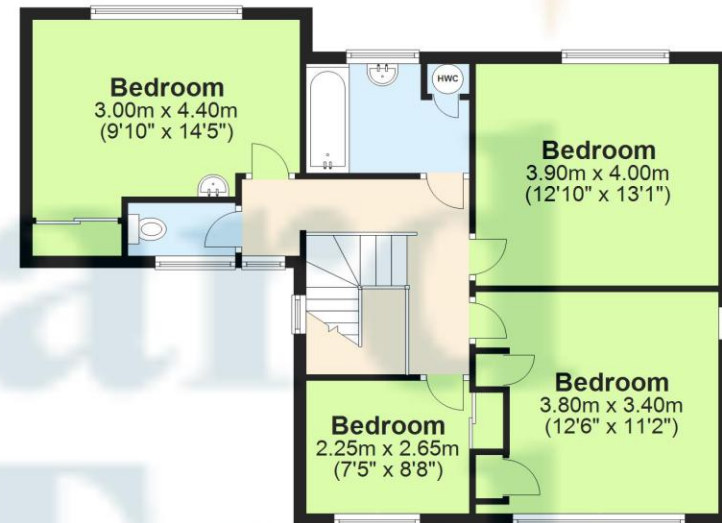
## Ground Floor

Approx. 84.6 sq. metres (910.3 sq. feet)



## First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



Total area: approx. 154.1 sq. metres (1658.3 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.