



**Hayward
Tod**

2 Bedroom Semi-detached | Kirkandrews Moat | Longtown | CA6 5PH

£135,000





Well proportioned semi-detached home on a large plot with ample parking and scope for extension if desired. Two double bedrooms. Good size kitchen. Dual aspect living room.

entrance hallway and stairs | living room | kitchen | boiler room | W.C. | two double bedrooms | first floor bathroom | front garden | rear garden and raised decking | double glazing | oil fired central heating | mains water, electricity and drainage | council tax band A | EPC D | freehold

APPROXIMATE MILEAGES Longtown 5 | Carlisle 12 | M6 motorway J.45/M74 6 | Brampton 16



FLOOR PLAN TO FOLLOW

WHY KIRKANDREWS MOAT? Living in Kirkandrews Moat offers a peaceful, rural lifestyle, surrounded by the beauty of the Cumbrian countryside. Its proximity to Longtown and Carlisle offers easy access to local amenities while still enjoying the tranquility of a small, close-knit community. The highly regarded Pentonbridge Inn is also just a short distance from the property. The area is perfect for nature lovers, with scenic walks and outdoor activities nearby, as well as rich historical sites such as Hadrian's Wall. Despite its rural setting, the nearby M6 motorway ensures good connectivity to major cities, making it ideal for those who enjoy country living without feeling isolated.

ACCOMMODATION To the ground floor the property comprises a good size, dual aspect living room with a fireplace and a large kitchen with the benefit of an attached utility/boiler room and W.C. There is also access from the utility to the rear garden. At first floor level there are two double bedrooms, the larger of which overlooks the front garden and the smaller the rear. There is also a first floor bathroom with shower over the bath. The property is in good condition but would benefit from some cosmetic improvement to suit the incoming buyers desired specifications. The space at the property is not just limited to inside, it is outside where it really comes in to its own. There is an ample front garden and a wide deep plot providing a generous parking area to the side. The width of the plot lends itself to a substantial side extension of the property if more bedrooms and living space were required either now or in the future. There is a freestanding garage store and greenhouse as well as an area of lawn and raised decking to the rear of the property looking out to the open fields beyond.

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.