



**Hayward
Tod**

3 Bedroom End Terrace | Boundary Road | Carlisle | CA2 4HS

£145,000





A surprisingly spacious three bed, two reception room, Semi-Detached property. Two bathrooms. Close to excellent local amenity including Primary School, Shops, Bakers & Chemist within walking distance. Serviced by a regular bus route and within a 15 minutes walk of the city centre.

entrance hall and stairs | living room | sitting room | sun room | dining kitchen | ground floor shower room | integral store | three first floor bedrooms | family bathroom | detached garage store | rear yard | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC D | Council tax band B | freehold

APPROXIMATE MILEAGES city centre 1 | M6 motorway 2.5 | Penrith 19 | Newcastle 60



Floor Plan to Follow

WHY BOUNDARY ROAD? Convenient location on the southern fringes of the city centre within walking distance of shops, school and public transport links. Accessible for the wider region with the M6 being just a short drive to the south. A perfect location for families and professionals alike, with a variety of amenities on the doorstep as well as green space, with Hammonds Pond just a short walk from the property.

ACCOMMODATION Deceptively spacious both inside and out the property has ample internal and external storage with a detached garage and attached workshop. There is a generous kitchen and two good reception rooms plus an additional sunroom. Three bedrooms to the first floor are all a good size with two being doubles and the third being a reasonable single. The already spacious living could be extended into the attached workshop which could, given the proximity of the ground floor shower room, be used to create a ground floor fourth bedroom if required. The property would make an excellent family home, but has also been used as a successful letting investment and would be a smart addition to an existing rental portfolio.



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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