



**Hayward  
Tod**

**2 bed 1 ensuite Semi-Detached Bungalow | 2 Eden View | Park Broom | Carlisle | CA6 4QH**  
**£250,000**







Well presented and spacious single level cottage. Good size garden and detached garage.

entrance hallway | living room | dining kitchen | utility | bedroom one and en-suite shower | bathroom | bedroom two | detached garage | front lawn | large rear garden | double glazing | LPG central heating | mains water, electricity | private drainage | EPC E | council tax band C | freehold

### APPROXIMATE MILEAGES

Carlisle 3.7 | M6 motorway 2.7 | Brampton 6.4 | Newcastle International Airport 53

### WHY PARK BROOM?

Living in Park Broom offers a peaceful village lifestyle with the added benefit of being just a stone's throw from Carlisle. This charming hamlet enjoys a tranquil setting and river views surrounded by picturesque countryside, perfect for leisurely walks and outdoor activities. Excellent transport links provide easy access to Carlisle's shops, schools, and cultural attractions, making it an ideal location for those seeking a quiet retreat without sacrificing convenience.

### ACCOMMODATION

Well presented throughout the property provides comfortable living and sleeping accommodation, far larger than it would appear from the roadside. All of the rooms are a good size and shape with little wasted space. The living room has a multi fuel stove and provides access through to the kitchen diner at the rear. There are a range of fitted wall and base units. In addition there is a utility room which provides access to the rear garden and has plumbing for a washing machine. There are two bedrooms at the front of the property, both of which are double rooms. The





bedrooms each have their own bathroom, with the larger bedrooms being en-suite. Externally the property sits at the far end of Park Broom along the private section of road, with a small parking area and lawn to the front. The larger parking area and garage are accessed via a lane to the rear, as is the generous rear garden.



## Ground Floor

Approx. 93.1 sq. metres (1001.7 sq. feet)



Total area: approx. 93.1 sq. metres (1001.7 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.