



**Hayward  
Tod**

**3 bedroom Semi-Detached | 9 Greencroft | Brampton | CA8 1AX**  
**£230,000**







Great location within walking distance of William Howard School and the amenities of central Brampton. Garage and store. Good size rear garden.

Entrance hallway & stairs | living room | open plan dining kitchen | three bedrooms | shower room | rear patio and lawn | detached store | garage | driveway | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC - D | council tax band B | freehold

### APPROXIMATE MILEAGES

Brampton centre 0.3 | M6 motorway 7.5 | Carlisle 9.5 | Newcastle International Airport 46

### WHY BRAMPTON?

A popular market town to the east of Carlisle and conveniently located for access to the A69 and North East, Brampton benefits from a range of amenities and both primary and secondary schools. Brampton Golf Club and Talkin Tarn Country Park are on the doorstep for those looking to enjoy the great outdoors. The World Heritage Sites of Hadrian's Wall and The Lake District National Park are both also within a short drive. For access to the wider region the A69 and M6 motorway are just a few minutes from the property.

### ACCOMMODATION

Spacious and offering plenty of additional potential the property benefits from a good size open plan dining kitchen to the rear, which also provides access to the generous rear garden. The living room is at the front of the property and is separated from the kitchen diner by glazed sliding doors. The entrance hall provides access to the living room and also houses the stairs to the first floor where there are three bedrooms. Two of which are double rooms and the third a good size single or study. There is also a modern shower room. Externally there is a sloped driveway providing parking and leading towards a detached garage.



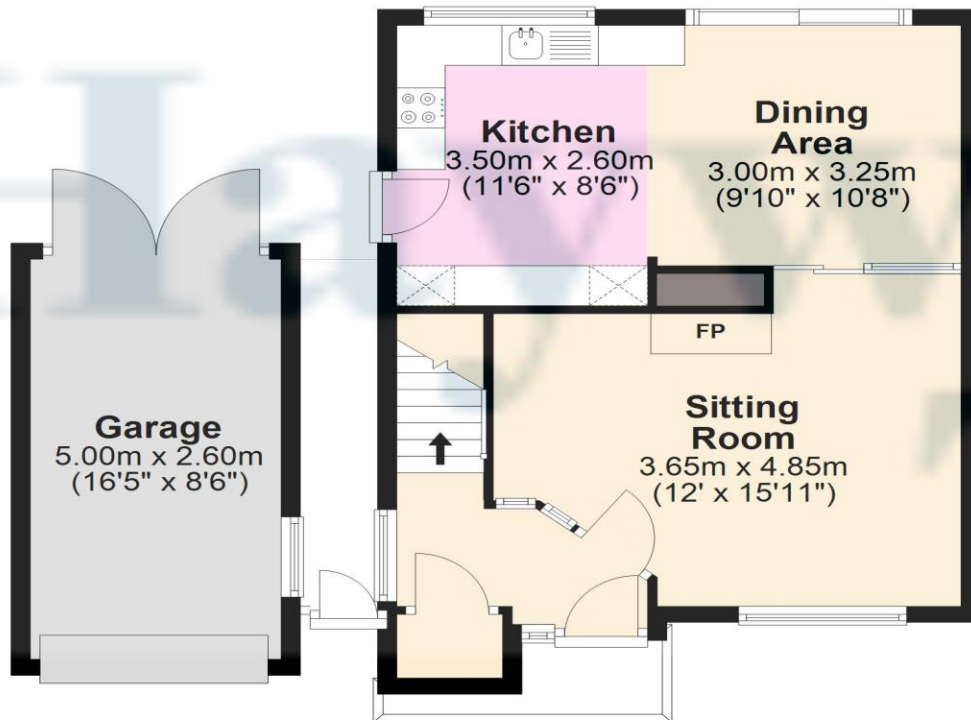
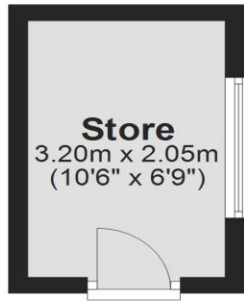


At the rear there is a larger than expected garden with lawn, patio and a detached store.



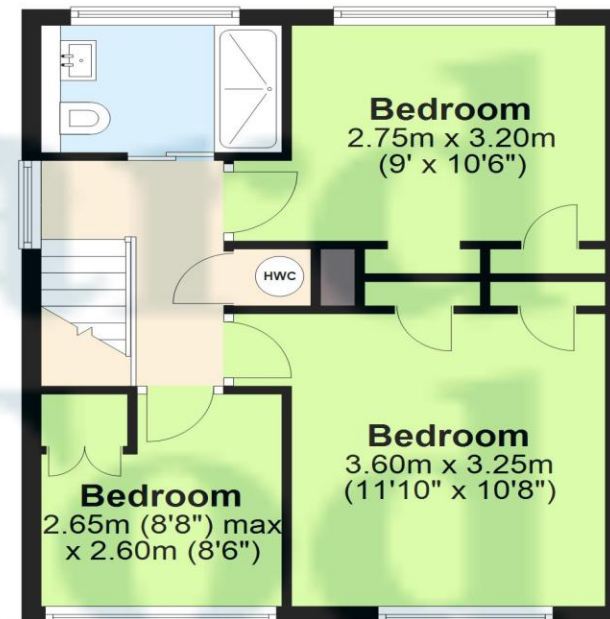
## Ground Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.9 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.