



**Hayward
Tod**

4 bed Detached House | 59 Longlands Road | Carlisle | CA3 9AE
Guide Price £450,000





A fine modern 4 bed detached dwelling with delightful west facing rear garden conveniently located near Rickerby Park on one of Carlisle's most desirable residential roads. Short walk to Stanwix Village shops and CoE Primary School, River Eden and city centre. Easy access for A69, M6 and Lake District.

ACCOMMODATION SUMMARY

Enclosed porch | Hall and stairs | Generous sitting room | Dining room | Modern fitted kitchen | Large utility room | Rear lobby | WC | First floor landing | Rear double bedroom one | Front double bedroom two | Rear double bedroom three | Rear double bedroom four | Family bathroom | Forecourt garden | Parking | Garage | Delightful west facing rear garden | All mains services | Gas central heating | Double glazing | Council Tax Band - E | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Stanwix CoE Primary School 0.7 (2 minute drive) | Central Carlisle 1.5 | Brampton 8.1 | Solway Coast AONB - Bowness on Solway 14.7 | Hadrian's Wall UNESCO Site - Birdswald Fort 15 | Lake District National Park - Caldbeck 15.6, Pooley Bridge Ullswater 25.5 | North Pennines AONB - Alston 27.5 | Newcastle International Airport 55



WHY LONGLANDS ROAD?

One of Carlisle's most sought after residential streets the property is perfectly positioned in a quiet yet readily accessible location just a few steps from Rickerby Park. The park and walks alongside the river Eden are delightful and the wide range of amenities in Stanwix including shops and restaurants are within a short walk and the city centre is not much further beyond. Carlisle has a growing cafe culture and the city is on the West Coast with direct services to London Euston in around 3 hours 20 minutes and Glasgow and Edinburgh in around 1 hour 20 minutes. For access to the wider region the M6, A69 and A7 are close to hand

making the property an ideal base to explore not just the Lake District but the Solway Coast, Scottish Borders and the North Pennines as well as Hadrian's Wall. Carlisle, Eden and Brampton Golf Clubs are all within a few minutes drive.

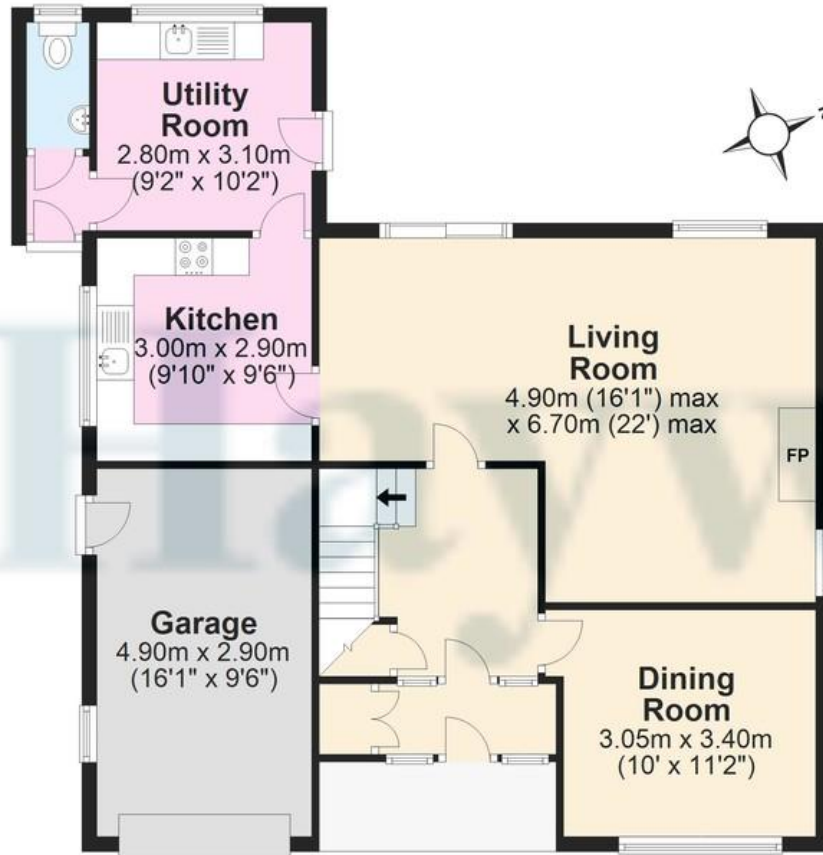
DESCRIPTION

A charming detached property beautifully situated on a quiet side in a sought after location. Well maintained and attractively presented throughout the property benefits from four double bedrooms and excellent living space. The spacious living room has an open fireplace and has a private aspect to the rear garden. Extensive glazing includes a floor to ceiling window and patio door to the garden along with a side window. The separate dining room has a picture window and built in shelving. The modern kitchen is a bright space with a sunny southerly aspect. A large utility room has access to the rear garden and a lobby has a separate WC and door to front. The bedrooms and bathroom are on the first floor. The bathroom has white sanitary ware including a bath and shower cubicle. The gardens are well planted and compliment the property beautifully.



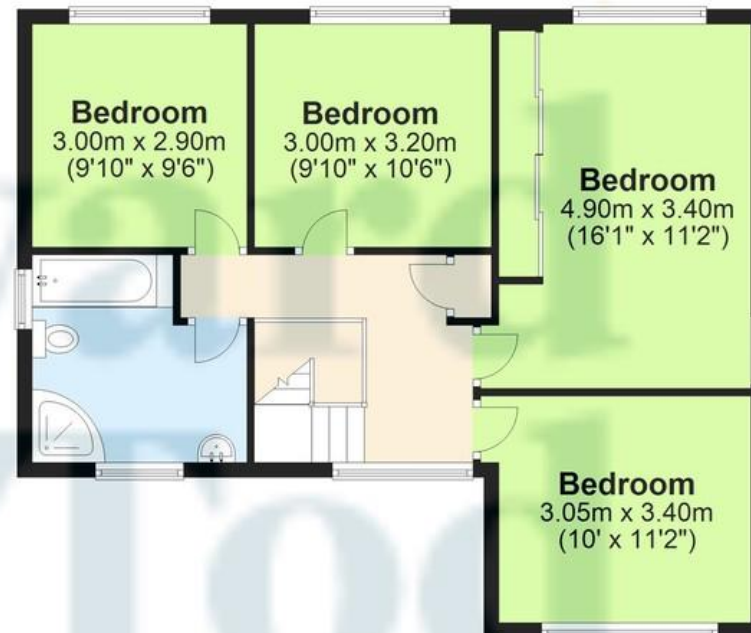
Ground Floor

Approx. 85.8 sq. metres (923.6 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.4 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.