



**Hayward
Tod**

2 Bed, 2 Bath Semi Detached Bungalow | Hall Moor Court | Wetheral | CA4 8JS
£240,000





An immaculate semi-detached bungalow in the heart of a highly desirable village. Two bed, two bath. Fabulous open plan living space. Low maintenance courtyard garden.

Entrance hallway | open plan living dining kitchen | master bedroom with en-suite shower room | double bedroom two | bathroom | private courtyard garden | attic storage space | allocated parking | visitor parking | double glazing | gas central heating | mains water, gas, electricity and drainage | council tax band D | EPC rating - D | share of freehold - 162 years lease remaining | low annual service charge - £300

APPROXIMATE MILEAGES Wetheral station 0.2 (4 mins walk) | M6 motorway 2.8 (J42 or J43) | Carlisle city centre 4.8 | Penrith - North Lake District 19 | Newcastle International Airport 52 | Manchester International Airport 124

WHY WETHERAL? One of the region's most desirable villages, Wetheral has a range of amenities, including a village shop, café and Post Office, a hotel with a leisure club and pool, pubs, restaurants, a doctors' surgery, dental practice, Community Centre and hairdresser. Carlisle and Brampton golf clubs are in easy reach, as is the village Bowls Club. With its historic village green, its ancient church and priory, riverside walks along the Eden and National Trust Woods, Wetheral has a distinctive and peaceful village feel. The village is conveniently located for access to the wider region, including the Lake District, Hadrian's Wall and the Scottish Borders, thanks to the proximity of the M6 and A69. There is also a bus service to Carlisle, and a picturesque railway station on the Carlisle-Newcastle line, with fast connections to London, Birmingham, Manchester and Scotland.



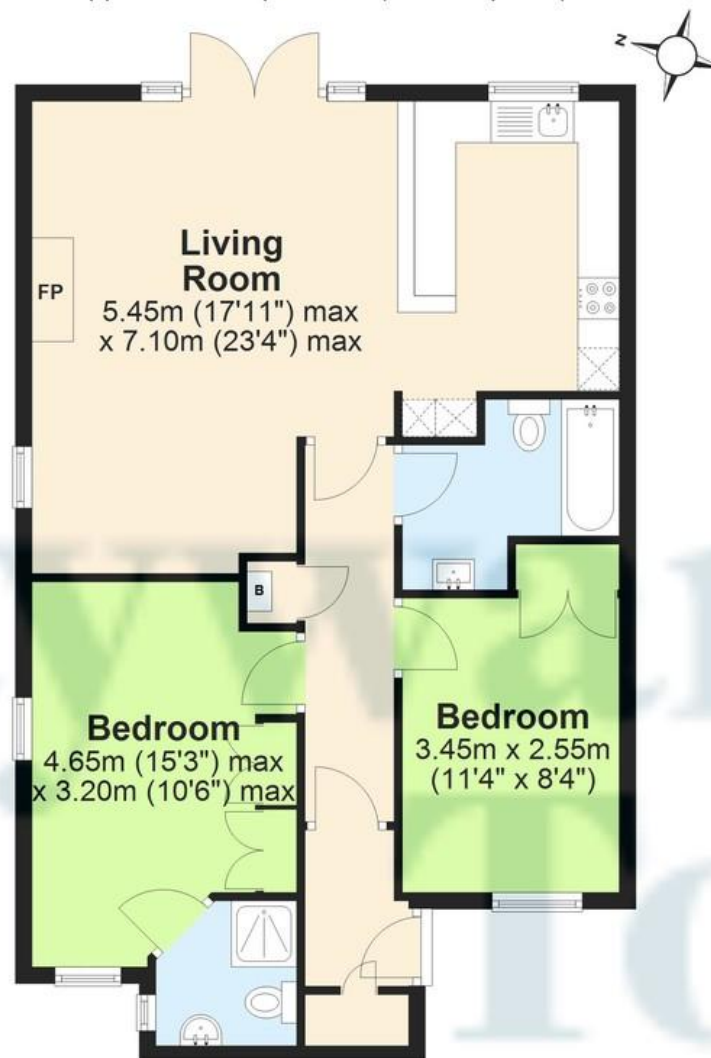
ACCOMMODATION Offered in superb order throughout, having been extensively renovated and modernised by the current owners, the property represents an excellent turnkey opportunity for the incoming buyer in the heart of a sought-after village. One of just two semi-detached bungalows on a small-scale development. An open plan living dining kitchen space has been carefully designed, with double glazed doors opening onto the private courtyard garden. The kitchen has a range of quality integrated appliances and high gloss, contemporary units. There are hardwood floors throughout the property. The master bedroom has a bank of fitted wardrobes and an ensuite shower room. The second bedroom, also a good size double, has a large built-in wardrobe. The main bathroom has a shower over the bath, a heated towel rail, and is fully tiled. An attic offers additional storage space.

Externally, the property benefits from an allocated parking space, and there is additional visitor parking within Hall Moor Court. To the rear, the paved courtyard garden, with its established hedge and greenery, provides plenty of privacy for outdoor living, and there is extra storage space and gated access to the side of the property.



Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 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.