



**Hayward  
Tod**

**4 Bed Semi Detached House | 211 Brampton Road | Carlisle | CA3 9AX**

**Fixed Price £335,000**





Spacious family home in a popular location to the north of the city. Extended kitchen. Two reception rooms. Integral Garage. Good garden with open views to the rear.

hallway | sitting room | dining room | breakfast kitchen | utility room | cloakroom W.C. | three double bedrooms | single bedroom | family bathroom | integral single garage | driveway parking | rear lawned garden and patio | double glazing | gas central heating | mains water, electricity and drainage | EPC D | Council tax band D

#### APPROXIMATE MILEAGES

City centre 1.3 | M6 motorway 2.4 | Carlisle Lake District Airport 5.3 | Newcastle International Airport 54.9

#### WHY BRAMPTON ROAD?

A popular residential address to the north of the city, Brampton Road is perfectly placed for access to the city centre, superb amenities of Stanwix, public transport, the wider road network and parkland. Just a short walk from an excellent range of shops, amenities, bars and restaurants as well as Stanwix Primary school, the property is well located for residents of all ages and benefits from views across open fields to the rear.

#### ACCOMMODATION

Offered in superb order throughout and with wonderful open views to the rear, the accommodation is well laid out and ideally suited for family living. There are two good reception rooms, one to the front and the other to the rear with a door out to the garden and patio. There is a modern kitchen and useful utility room where there is access to the attached single garage and a W.C. To the first floor are four bedrooms, three of which are doubles with the fourth being a comfortable single or study. There is also a good modern shower room. The integral single garage has the benefit of a recently installed electric roller door and insulation. Externally there is a good size gravel driveway and an area

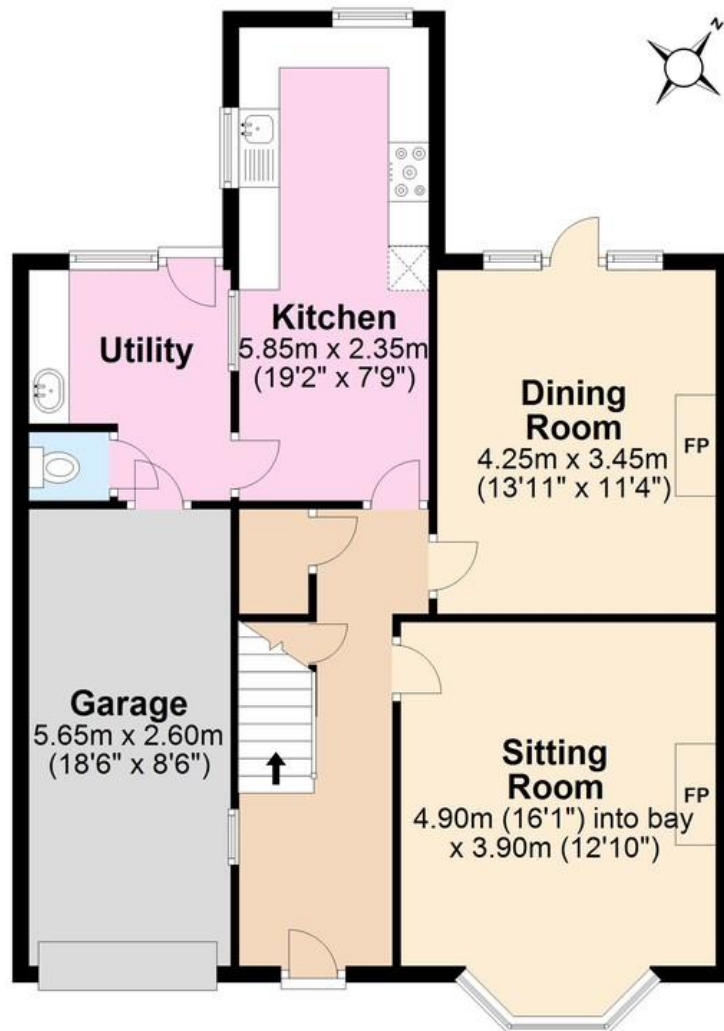


of lawn to the front. The rear garden is lawned with a raised deck and paved patio. The potential exists to separately negotiate with the adjacent landowner to purchase additional land to extend the garden should it be desired.



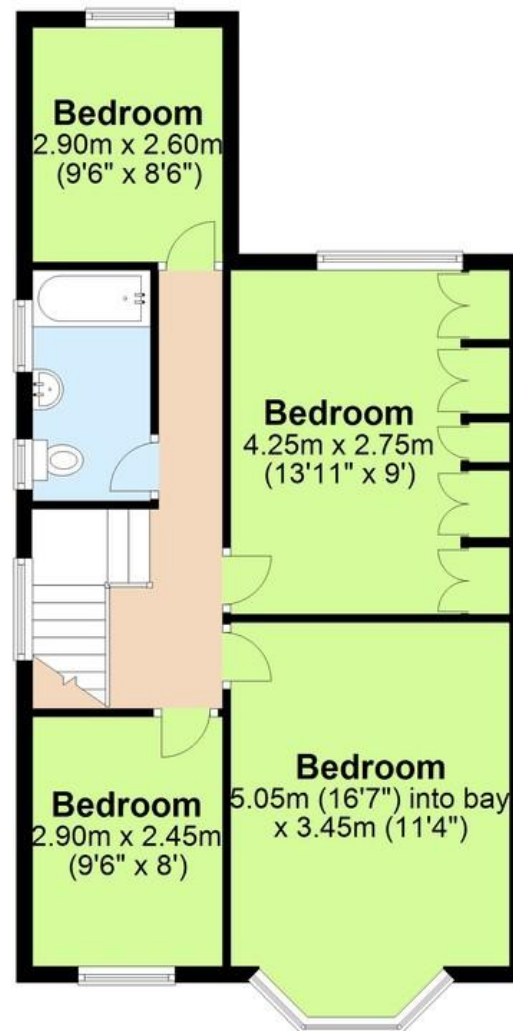
## Ground Floor

Approx. 80.9 sq. metres (871.3 sq. feet)



## First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 139.9 sq. metres (1505.9 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.