



**Hayward
Tod**

4 bed End Terraced House | 7 Church Terrace | Stanwix | Carlisle | CA3 9DQ

Guide Price £179,000





A four-bed bay fronted townhouse with rear garden in a convenient location within the popular Stanwix just north of the city close to the River Eden and parkland. Two reception rooms plus breakfast/dining area. Permit parking. Excellent rental property or great first time buy.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Sitting room with bay | Lounge | Dining room | Kitchen | Bathroom | First floor | Rear bedroom one | Rear bedroom two | Front bedroom three | Front bedroom four | Double glazing | Gas central heating | All mains | EPC rating - D | Council Tax Band - B | Permit parking | Freehold

APPROXIMATE MILEAGES

Stanwix Primary School 0.1 | Central Carlisle - Westcoast Mainline Station 1.1 | M6 J44 1.8 | Solway Coast AONB - Bowness on Solway 13.5 | Lake District National Park - Caldbeck 13.7, Ullswater 27 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 15.6 | North Pennines AONB - Alston 28 | Newcastle International Airport 56

WHY STANWIX?

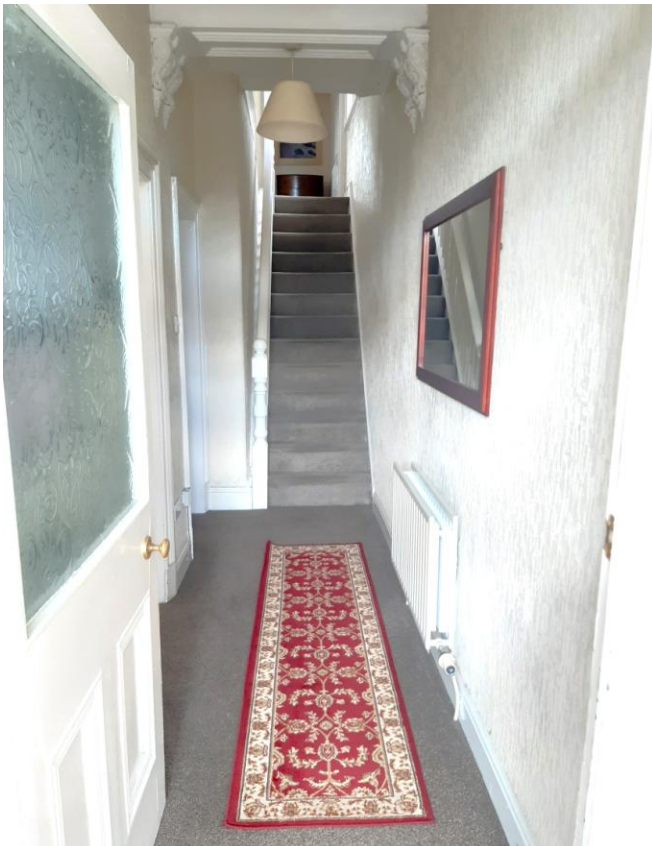
Popular northern suburb close to parkland and the river Eden, just across the bridge from central Carlisle and The Sands Centre. Stanwix Village as it is known is on several bus routes and has a superb range of amenities including two pubs, a bar, takeaways, a primary school and Sainsburys Local amongst others. The University of Cumbria's Brampton Road campus is a five minute walk. The location is convenient for main road network - A7, A69 and M6. Of historical interest, Stanwix is built on the site of a Roman fort which was the largest fort on Hadrian's Wall.

DESCRIPTION

An attractive end terrace townhouse with bay overlooking the square in a prime central Stanwix location. Currently occupied by 5 professionals whose contracts end on 20 June 2025 number 7, given the prime location would readily relet



or make a great first time buy. The accommodation is in good order and generous at 1,245 Sq. ft with the benefit of double glazing and gas central heating. There are two good reception rooms and a breakfast/dining area adjacent to the kitchen. The modern bathroom is downstairs however the rear first floor bedroom directly above could be converted with minimum inconvenience. The property has a rear yard, and of particular interest is the enclosed garden area beyond the communal access path which also provides pedestrian access from the sidelane.



Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 115.7 sq. metres (1245.1 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.