



**Hayward  
Tod**

**3 Bed Detached House** | Liddle Close | Lowry Hill | Carlisle | CA3 0DS  
**£289,000**







A rare opportunity to secure a well presented three bedroom detached home in a popular residential area to the north of the city. Modern kitchen and bathroom. Two reception rooms. Good garden and garage.

entrance hallway and stairs | W.C. | living room | dining room | kitchen | three bedrooms | bathroom | covered side passage | attached garage | driveway parking | front and rear lawns | double glazing | warm air heating | mains water, gas, electricity and drainage | EPC D | council tax band C | freehold

#### APPROXIMATE MILEAGES

Kingmoor Primary School 0.1 (2 mins walk) | M6 motorway 1 | city centre 2 | Penrith - North Lake District 22

#### WHY LIDDLE CLOSE?

A quiet cul-de-sac on the popular Lowry Hill development, the property is a short walk from a good primary school as well as being in close proximity to a number of shops and public transport making the property well suited for residents of all ages. Access to the wider region is a breeze with the M6 motorway being just a few minutes from the property with the city centre being equally accessible for a wide range of amenities, shops, bars and restaurants and a station on the west coast mainline.

#### ACCOMMODATION

Offered in excellent order throughout the property provides spacious living both inside and out. There is a good size living room with gas fire. There are double doors to a dining area at the rear which has a large glazed window overlooking the garden. The kitchen, with a range of modern fitted units, is a good size with the potential existing to easily combine this with the dining area should a more open plan layout be preferable. A wide entrance hallway welcomes you in to the property and also provides access to a cloakroom W.C. On the first floor are three

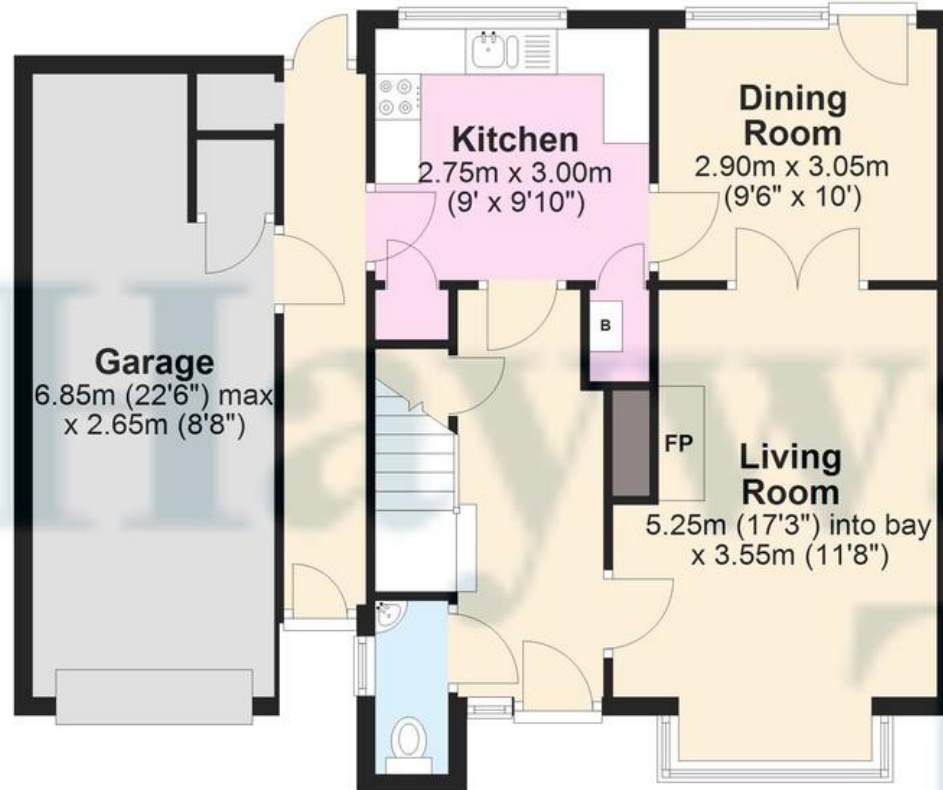


bedrooms, two are good double rooms and the third a larger than average single room. The family bathroom is modern and has a shower over the bath. The garage, attached to the property by a secured covered passage, has an up and over door and space at the rear which can be utilised as a utility area thanks to plumbing already in situ. There is driveway parking and a small lawn to the front of the property and a larger lawned garden to the rear.



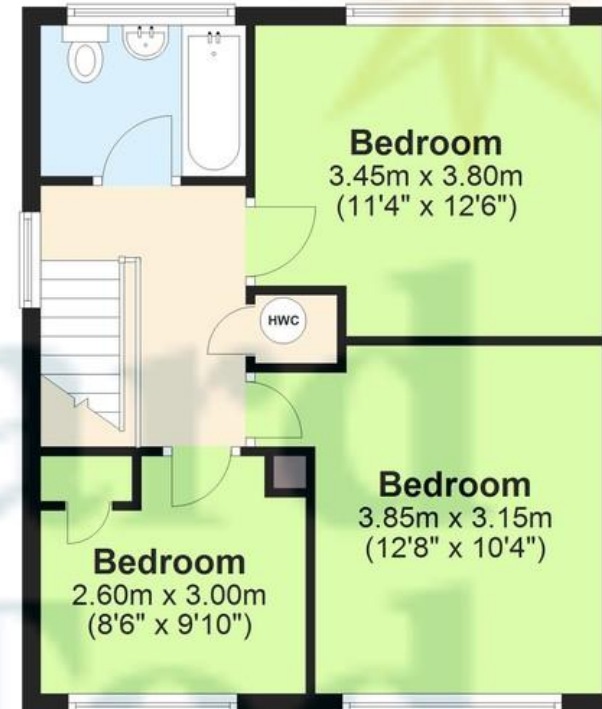
## Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Total area: approx. 115.9 sq. metres (1247.9 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.