



**Hayward
Tod**

6 bed Town House | 20 Chiswick Street | Carlisle | CA1 1HQ

Guide Price £285,000





A substantial Grade II Listed 6 bed townhouse with kerb appeal benefiting from an enclosed south facing garden. Superb location just a short walk from the city centre. Generous accommodation circa 2,800 Sq. ft. Requiring modernisation the property has tremendous potential. Easy access for M6 and Lake District.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Sitting room with square bay | Dining room | Living room | Kitchen | Pantry | First floor landing | Front double bedroom one | Rear double bedroom two | Rear double bedroom three | Front double bedroom four | Bathroom | Second floor landing | Rear double bedroom five | Rear double bedroom six | Enclosed south facing rear garden | Traditional brick stores and outhouse | All mains services | Gas central heating | Council Tax Band - D | EPC rating - E | Freehold

APPROXIMATE MILEAGES

Central Carlisle - Mainline Station 0.5 | M6 J43 1.6 | Solway Coast AONB - Bowness on Solway 13.4 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 25.3 | Adrian's Wall UNESCO Site - Birdoswald Fort 16 | North Pennines AONB - Alston 28 | Newcastle International Airport 55.3



WHY CHISWICK STREET?

Superbly located on a fashionable side road less than 10 minutes walk from the station (London in around 3 hours 20 minutes) and the pedestrianised central city precinct. Carlisle has an impressive café culture along with a extensive range of retail options, pubs and bars, eateries and restaurants. The property is well placed for the Cathedral and castle plus the city's two main parks that border the River Eden. The location near the A69 ensures quick access to the M6 and for seeking out our region's areas of natural and historic interest - Hadrian's Wall, Lake District, Eden Valley and Scottish Borders.

DESCRIPTION

An impressive Grade II Listed townhouse circa 1869 in Flemish bond brickwork featuring a wide square bay, providing spacious accommodation over three floors. The property has a gated forecourt with hedge. Located on the sunny side of the street the benefits from a south facing rear garden. The property's Victorian heritage ensures spacious rooms and character. The living space is generous and includes a front facing sitting and bright rear facing dining and living rooms. The south and east facing kitchen/pantry area has great scope to be upgraded and to connect with the garden. The property had six double bedrooms and space for extra bathrooms. It is fair to say that the property is ready for a program of modernisation and improvement works. Given the property's period, location and size we feel that investment will reward.



Ground Floor

Approx. 118.5 sq. metres (1275.2 sq. feet)



First Floor

Approx. 93.7 sq. metres (1008.3 sq. feet)



Second Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 266.7 sq. metres (2871.2 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.