



**Hayward
Tod**

3 Bedroom Detached | Beaver Road | Carlisle | CA2 7PS
Offers In Excess Of £250,000





Superb renovation opportunity to create your dream home on a large plot in a popular location to the west of the city.

entrance hallway | living room | dining room | kitchen | three bedrooms | bathroom | driveway parking | large rear garden | double glazing | gas central | mains water, gas, electricity and drainage | EPC pending | council tax band C | freehold

APPROXIMATE MILEAGES

City centre 2 | by-pass 0.5 | M6 motorway 4

WHY BEAVER ROAD?

A popular residential street to the west of the city, adjacent to Belle Vue primary school and close to public transport the property is ideally placed for family living. A short drive from the by-pass makes accessing the wider region a breeze, with the A595 and M6 being just a few minutes drive from the property. Supermarkets, the Cumberland Infirmary and a variety of shops and services are also on the doorstep.

ACCOMMODATION

In need of modernisation and improvement but offering significant potential both inside and out. Internally the property has a wide entrance hall and two generously proportioned reception rooms, with the one at the rear providing access to the garden. The kitchen has a range of fitted units and an integrated oven. It may be possible to combine the kitchen and rear reception room to create a larger kitchen dining space if desired, but the size of the plot also lends itself to a full rear extension if so desired. On the first floor there are three bedrooms and the family bathroom. There are two large double bedrooms, one at the front and another at the rear and a third single bedroom. Externally the property has driveway parking to the side and the garden extends back a considerable distance.





Floor plan to follow

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.