



**Hayward
Tod**

3 Bed Detached House | Millcroft | Carlisle | CA3 0HZ

£385,000





Fabulous large corner plot on a quiet side street in a popular north-city location. Good living space with significant further potential if desired.

porch | entrance hallway and stairs | living room | dining room | kitchen | rear porch | W.C. | three bedrooms | shower room | separate W.C. | attached garage | driveway | large garden | mains connected, water, gas, electricity and drainage | double glazing | gas central heating | EPC pending | council tax band D | freehold

APPROXIMATE MILEAGES

Carlisle 1.5 | M6 motorway 2.9 | Newcastle International Airport 55

WHY MILLCROFT?

One of Carlisle's most sought after residential streets the property is perfectly positioned in a quiet yet readily accessible location just a few steps from Rickerby Park. The park and walks alongside the river Eden are delightful and the wide range of amenities in Stanwix including shops and restaurants are within a short walk and the city centre is not much further beyond. Carlisle has a growing cafe culture and the city is on the West Coast with direct services to London Euston in around 3 hours 20 minutes and Glasgow and Edinburgh in around 1 hour 20 minutes. For access to the wider region the M6, A69 and A7 are close to hand making the property an ideal base to explore not just the Lake District but the Solway Coast, Scottish Borders and the North Pennines as well as Hadrian's Wall. Carlisle, Eden and Brampton Golf Clubs are all within a few minutes drive.

ACCOMMODATION

Offering the incoming buyers significant further potential the property sits within a large corner plot offering elevated views from the bedrooms back towards Carlisle and the hills beyond. The property currently provides comfortable three bedroom accommodation at present but the property and plot offers scope for this to be extended if required. A

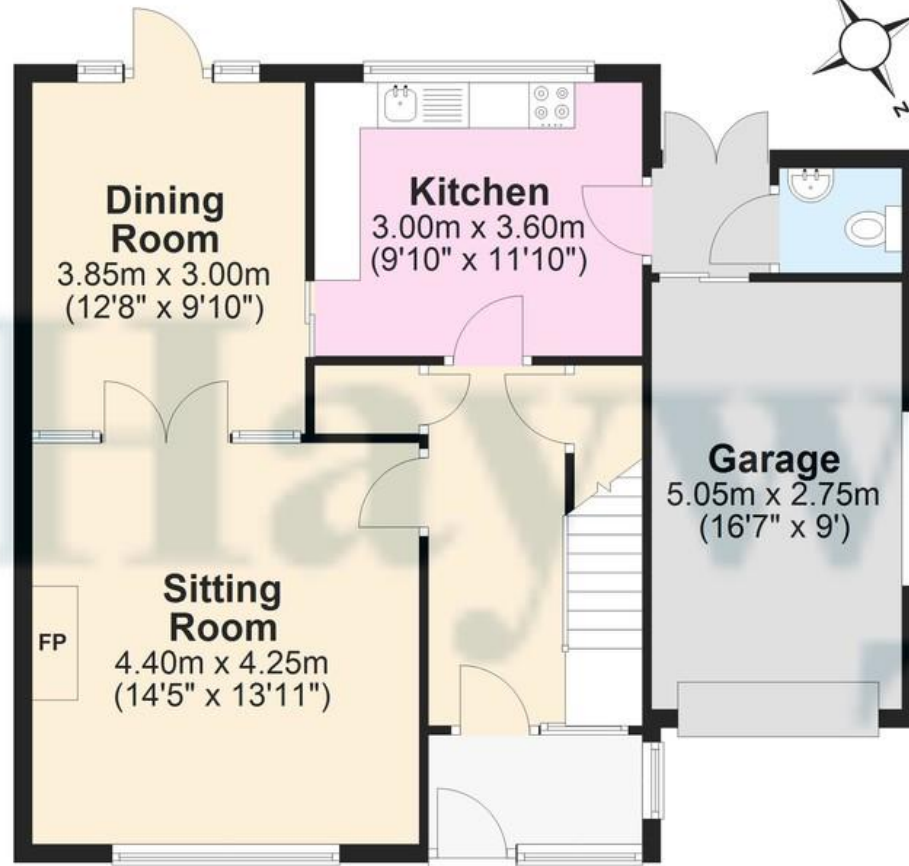


glazed entrance porch leads to a wide hallway housing the stairs to the first floor and provides access to a dual aspect living and dining space separated by a glazed partition and double doors. There is a single door at the rear to the garden. The kitchen, adjacent to the dining space, could easily be combined to form a larger open plan space although it is ample enough for a small table as it stands and provides a range of modern units. There is access from the kitchen to the rear porch, garden and integral garage. On the first floor there are three double bedrooms, the largest at the front and the other two at the rear. There is a shower room and a sizable separate W.C. Externally the property has driveway parking to the front and side and a generous lawned rear garden. The plot, being on the corner, is far larger than the majority of the plots on Millcroft and could be extended in to without compromising on garden space. In short, the property would make a lovely home with some light cosmetic modernisation or could, with a larger investment, become a superb sizable family home in one of Carlisle's most sought after areas.



Ground Floor

Approx. 72.9 sq. metres (784.2 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 125.5 sq. metres (1350.4 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.