



**Hayward
Tod**

Extended 3 Bedroom Semi Detached | London Road | Carlisle | CA1 3ES
£325,000





Stunning extended home with fabulous open plan living space and impressive master bedroom with dressing area and four piece en-suite bathroom. Attached studio/workspace.

Entrance hall and stairs | sitting room | open plan kitchen dining living room | utility | W.C. | studio room | store | bathroom | separate W.C. | bedroom one | bedroom two | bedroom three with large dressing room and four piece en-suite bathroom | driveway parking | rear garden with patio, artificial grass and pergola | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | freehold | EPC pending | council tax band C

APPROXIMATE MILEAGES

City centre 1.5 | M6 motorway 2 | Penrith - North Lake District 18

WHY LONDON ROAD?

A highly convenient and accessible location on the southern outskirts of the city the property is ideally situated for access to amenities, public transport and the main road network. A regular bus service provides access to the city centre as well as Penrith. A variety of shops and services are all within a short drive or walk and access to the wider region is a breeze with the M6 being just a couple of minutes drive to the south.



ACCOMMODATION

A beautiful extended and fully renovated home offering superb open plan living. A modern kitchen with seated island sits at the rear of the property with ample additional space for a large dining table and living area. Double doors open out to the landscaped rear garden with patio, artificial grass and a large covered patio area at the rear. The kitchen space is complemented by a good size utility room, W.C. and additional side storage area. This space also provides access to a fully insulated studio room with the benefit of its

own separate external access. Currently used as a therapy room it would make an equally good home office. A second living room at the front of the property has a bay window and multi-fuel stove. On the first floor are three bedrooms. There is a good size bay fronted double, a smaller double and the most impressive of them all at the rear; a large double room with walk-in dressing area and a modern four-piece en-suite with freestanding bath and large walk-in shower. There is also a modern family bathroom and separate W.C. Externally the property benefits from an ample driveway providing off street parking as well as a surprisingly private rear garden.



FLOOR PLAN TO FOLLOW

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.