



**Hayward
Tod**

3 Bed Detached House | Strawberry Terrace | Etterby | Carlisle | CA3 9LT

£550,000





An immaculate, extended and improved home in a highly desirable location to the north of the river on a quiet no-through-road. Superb open plan living. Three double bedrooms. Garage. Large garden.

Entrance hall | W.C. | sitting room | open plan living dining | kitchen | utility room | three double bedrooms | family bathroom | large landing | potential to split main bedroom to create fourth bed if desired | garage | gated driveway parking | decking and large lawned garden | double glazing | gas central heating | all mains services connected, water, gas, electricity and drainage | freehold

APPROXIMATE MILEAGES Stanwix amenities 0.5 (10 mins walk) | City centre 1.1 (25 mins walk) | M6 motorway 1.7 | Penrith - North Lake District 24 | Newcastle International Airport 57

WHY STRAWBERRY TERRACE? A quiet no-through-road just off Etterby Scaur and within walking distance of a wide range of amenities the location offers all of the benefits of city living without the noise and traffic. Stanwix provides a range of shops, bars and restaurants on your doorstep, but for those wanting more the city centre is just moments beyond. The River Eden, set well below the property, is a short walk from the property providing a scenic route in to the city. There are both primary and secondary schools close by. The main road network is also readily accessible with the city bypass and M6 motorway just a short drive away.



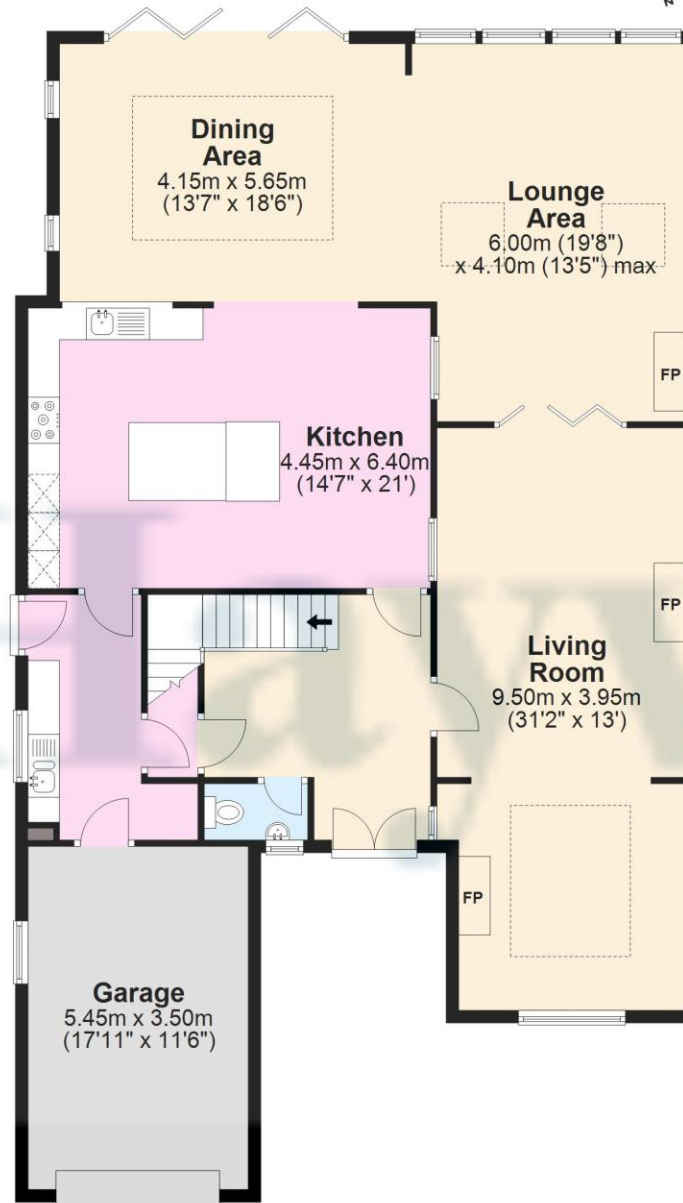
ACCOMMODATION Extensively extended and improved by the current owners over a number of years, the property is in superb condition throughout and offers the incoming buyer a genuine turn-key opportunity. The centrepiece is the outstanding open plan living dining space that spans the rear of the property. Large bi-folding doors provide access to a generous deck and the largest garden on the street. A freestanding stove provides the room with a focal point.

Wooden bi-folding doors separate this space from another large living room which has plenty of additional natural light thanks to an orangery style glazed rooflight. The kitchen has a range of fitted units and a seated island. There is also a good size utility room which provides internal access to the garage. On the first floor there are three double bedrooms all set round a large landing; the largest of which has fitted wardrobes and has previously been two smaller bedrooms, so could easily be split again if desired. The bathroom is fully tiled and has both a bath and separate shower. Externally the property has an impressive garden which has been well maintained and benefits from a large wooden deck.



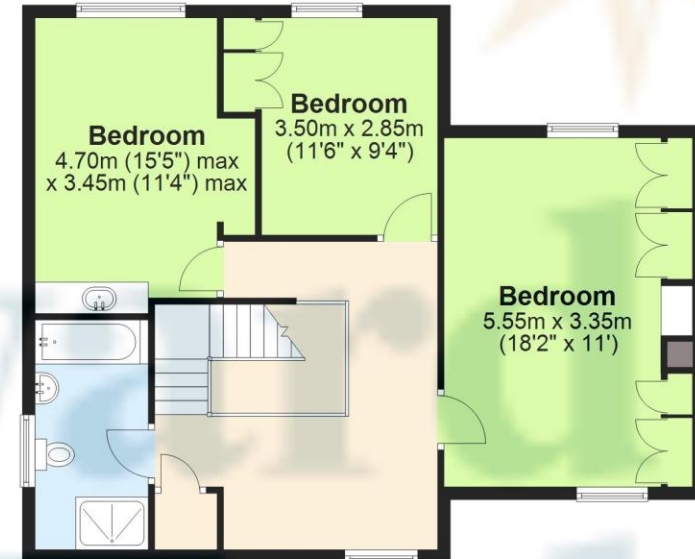
Ground Floor

Approx. 159.6 sq. metres (1717.9 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.4 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.