



**Hayward
Tod**

4 bedroom Semi Detached House | 12 Talbot Road | Carlisle | CA2 5PB

Guide Price £315,000





An attractive four bed semi detached period property circa 1921 beautifully situated on a tree lined suburban road close to an excellent range of local amenities and just five minutes from the city centre. Two good living rooms. Enclosed rear garden. Further modernisation will reward.

ACCOMMODATION SUMMARY

Hall and stairs | Spacious sitting room | Generous dining room | Kitchen | Rear lobby | Modern wet room | First floor landing | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Side bedroom four | Bathroom | Separate WC | Front garden, driveway and parking | Garage | Enclosed rear walled garden | Conservatory | All mains services | Gas central heating - modern boiler | Council Tax Band - D | EPC rating - D | Freehold

APPROXIMATE MILEAGES

Denton Holme shops 0.4 (7 minute walk) | Aldi 0.4 | Central Carlisle - West Coast Mainline Station 1 | Solway Coast AONB - Bowness on Solway 13 | Hadrian's Wall UNESCO site - Birdoswald Fort 17.2 | Lake District National Park - Caldbeck 12.4, Pooley Bridge Ullswater 25.3 | North Pennines AONB - Alston 29 | Newcastle International Airport 57



WHY TALBOT ROAD?

Quiet tree lined suburban cul de sac convenient for Dalston Road and main road connections. Short walk to Aldi and an excellent range of shops and services in Denton Holme including a primary school. Handy for bus routes and the city centre. Carlisle the regional capital has a growing cafe culture and an excellent range of pubs, bars and restaurants. The station on the West Coast Mainline provides many direct services including to London in 3 hours 20 minutes, Glasgow and Edinburgh in around 1 hour 15 minutes, Manchester, Lake District, Newcastle and Birmingham. Carlisle is perfectly placed to access by car our

region's areas of natural and historic interest - Eden Valley, Lake District, Hadrian's Wall and the towns, beaches and bird life along the Solway Coast.

DESCRIPTION

This fine semi detached house has significant kerb appeal and provides generous accommodation of around 1,400 Sq. ft. Built in 1921 by JW Laing we are pleased to be offering the property for sale for the first time in 58 years! The entrance is into a spacious hall with attractive staircase and landing. The living space features two bright well proportioned rooms for sitting and dining. The sitting room has a fireplace and both have period coving. The breakfast kitchen has a very pleasant private aspect over the rear walled garden. There is plenty of scope when upgrading to extend and access the garden. For convenience a modern wet room has been created on the ground floor. The four bedrooms and bathroom are on the first floor. Bedrooms one and two have built-in wardrobes. The property is pleasantly set back from the road having a lawned front garden and driveway. At the rear is a garage with sun room attached. The rear garden is laid to lawn with established borders and a patio.



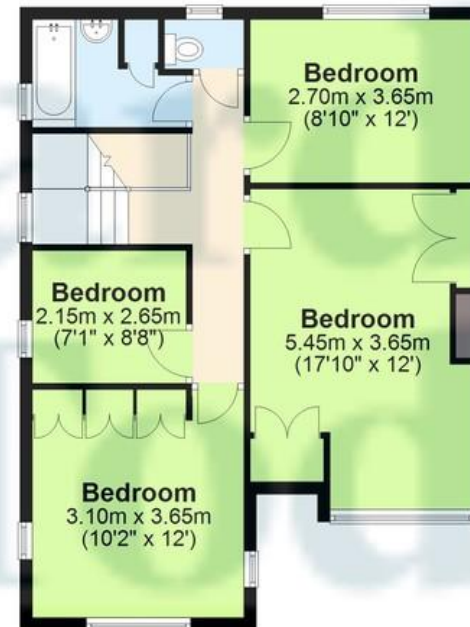
Ground Floor

Approx. 83.0 sq. metres (893.4 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



Total area: approx. 146.9 sq. metres (1580.7 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.