



**Hayward
Tod**

6 Bed Townhouse | Westmore House | North View | Stanwix | Carlisle | CA3 9EE

£175,000





What an opportunity. An impressive, six bed, three storey townhouse with rear garden, in the heart of Stanwix. Ready to be fully modernised and restored to its former glory.

entrance vestibule | inner hall & stairs | under stairs store | living room | dining room | kitchen | rear porch | first floor bathroom | four first floor bedrooms | three second floor rooms | rear garden and off-street parking space | single glazing | mains connected water, gas, electricity and drainage | N.B. The property does not currently have any form of central heating | EPC pending | Council tax band D | freehold

WHY WESTMORE HOUSE?

Perched atop the hill on Knowe Road, Westmore House is afforded far reaching views across the rooftops north towards the Scottish hills and benefits from a superb central location within walking distance of a wide range of amenities within Stanwix, including a well regarded primary school a mere stones throw from the front door, Sainsbury's Local, bars, restaurants and other amenities all within a short walk. Public transport is close by with a regular bus service in to the city, which itself is just a manageable walk away. Rickerby Park is also on the doorstep, providing ample parkland and riverside walks.



ACCOMMODATION

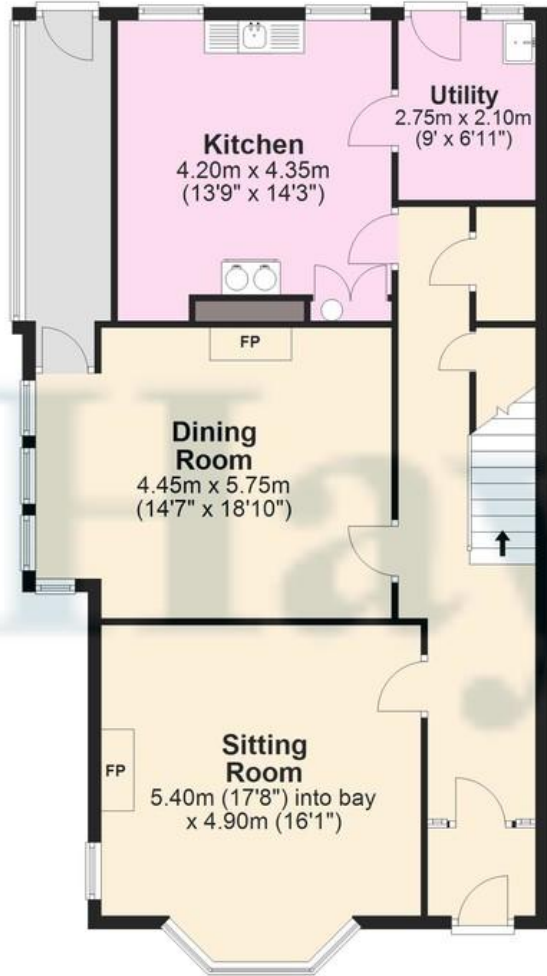
Offered to the market for the first time in nearly 60 years, Westmore House offers the incoming buyer an incredible opportunity to create their dream home and restore the property to its former glory. The ample living space is arranged over three floors and offers scope for up to six bedrooms if required, although it could also be a spacious four bed with the addition of dressing rooms and potentially additional bathrooms. There are two large reception rooms on the ground floor and a generously proportioned kitchen to the rear. Four of the bedrooms and the bathroom are on the first floor. The smallest of the bedrooms on this floor is

interconnecting with the largest and as such would make an ideal dressing room. From the first floor landing a full staircase leads up to the second floor, where there are two large bedrooms and a smaller windowless room. The walls on this floor are easily reconfigurable to whatever layout the incoming buyer wishes. Externally the property sits up a short flight of steps at the front with a small area of hardlandscaping. At the rear, there is a walled garden and an off-street parking space as well as a small brick built store.



Ground Floor

Approx. 103.1 sq. metres (1110.1 sq. feet)



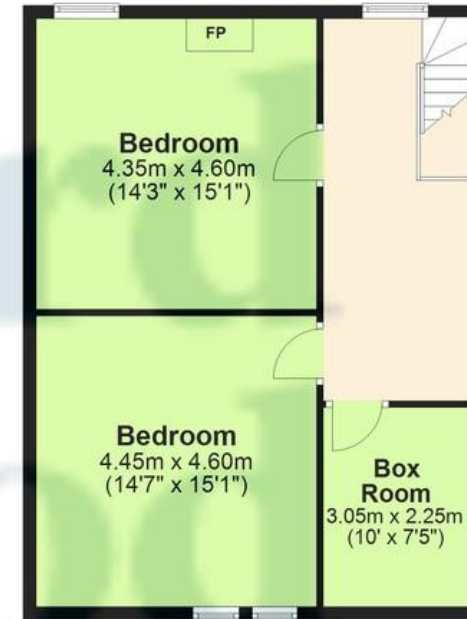
First Floor

Approx. 87.0 sq. metres (936.1 sq. feet)



Second Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 252.2 sq. metres (2714.6 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.