



**Hayward
Tod**

2 Bed First Floor Apartment | Tithebarn Hill | Warwick-on-Eden | Carlisle | CA4 8PR

£165,000





A spacious and well presented two bed, upper floor apartment. Convenient location. Excellent low maintenance or lock-up-and-leave type home. Allocated parking.

covered entrance stairs | inner hallway and storage cupboards | breakfast kitchen | dual aspect living room | two double bedrooms | bathroom | allocated parking | communal courtyard | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC E | council tax band D | Grade II listed | share of freehold - lease terms TBA | annual maintenance charge ??

APPROXIMATE MILEAGE

Warwick Bridge amenities 0.9 | M6 motorway 2 | Wetheral Station 1.8 | Carlisle 4 | Newcastle International Airport 51

WHY TITHEBARN HILL?

In the village of Warwick-on-Eden, the property is well located for access to amenities, open countryside and the main road network. A popular pub is just a short stroll away with a Co-op and good butchers a very short drive away in neighbouring Warwick Bridge. The wider region is also readily accessible thanks to the proximity of the A69, for Brampton and Newcastle, and the M6 motorway for access north and south both being on the doorstep. Carlisle Golf Club is also just a short drive from the property. Carlisle city centre is less than 10 minutes to the west, where there are a wide variety of amenities and a station on the west coast mainline, offering services to London in around 3 hours and 20 minutes, and Glasgow/Edinburgh in a little over an hour.

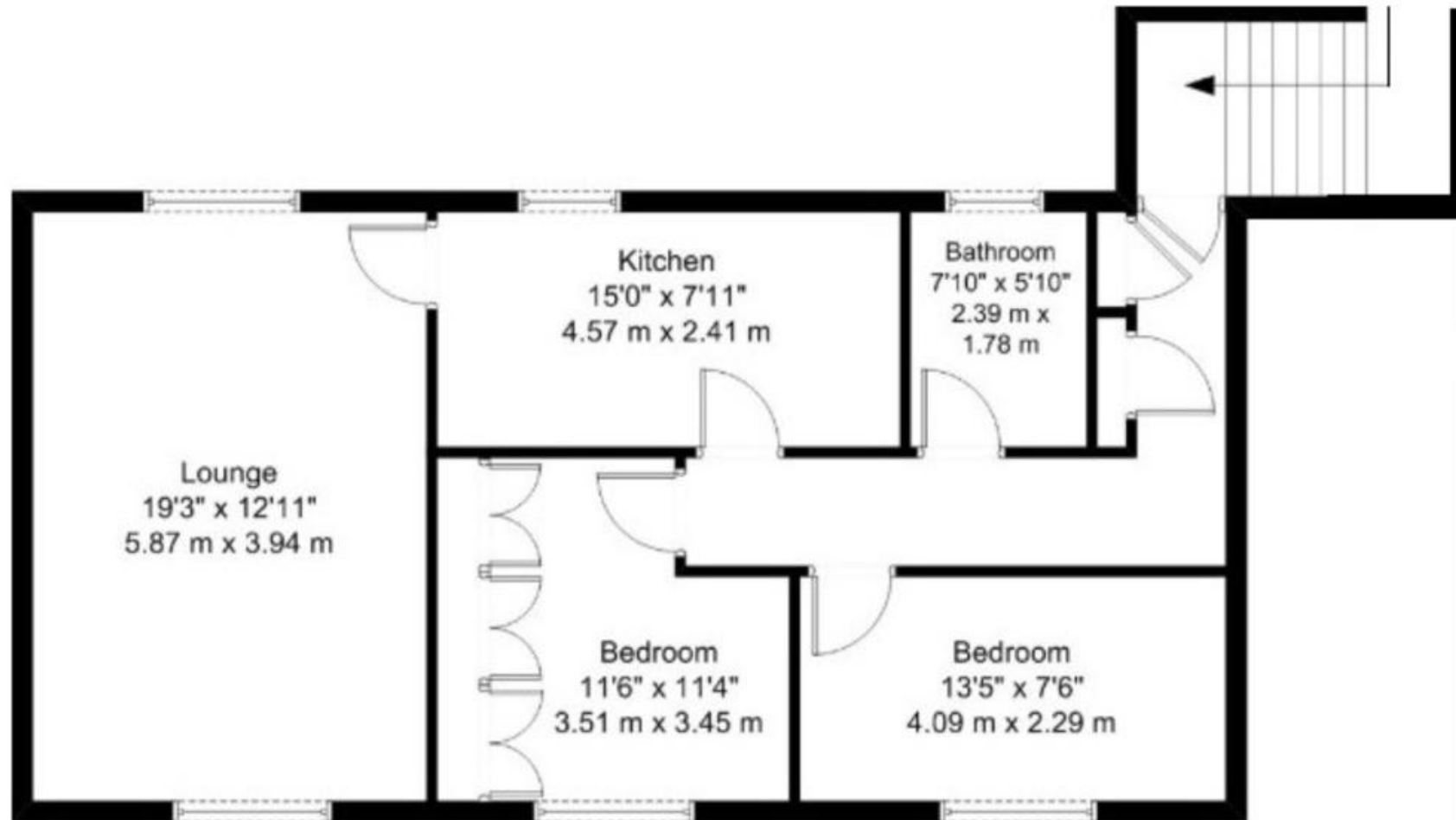
ACCOMMODATION

Accessed via an external and then internal sandstone staircase from the communal courtyard, the property is spacious throughout and is offered in good condition with new carpets and flooring. There is a large, dual aspect living room with high ceiling and exposed beams. The breakfast kitchen has a range of integrated appliances, wall and base



units, and a space for a small table. There are two double bedrooms, both at the rear of the property overlooking open fields. The larger of the two has exposed beams and a large built in wardrobe and storage area. There is a modern bathroom with shower over the bath. Two storage cupboards are also found in the hallway. Externally the property overlooks the attractive cobbled shared courtyard at the front and open fields at the rear. There is an allocated parking space behind the property and additional visitor parking bays.





Approximate Internal Floor Area 809 Sq Ft / 75.1 Sq Metres

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.