

Hayward Tod

3 bedroom Semi Detached House | 101 Etterby Lea Crescent |Carlisle | CA3 9JR

Guide Price £250,000







Popular style three bed semi detached house conveniently located within a quiet sought after residential area just over a mile north of the city. Walk to shops, schools, river Eden and parkland.

ACCOMMODATION SUMMARY

Hall and stairs | Open plan living dining room | Galley kitchen | First floor landing | Front double bedroom one | Rear double bedroom two | Front single bedroom | Modern shower room | Front and rear gardens | Parking | Garage/store | Detached garden office/studio | All mains services | Gas central heating | PV panels | EPC rating – B | Council tax band - B | Freehold

APPROXIMATE MILEAGES

Sainsbury's Local on foot 0.3 | Central Carlisle - West Coast Mainline Station 1.5 | M6 J44 1.7 | Solway Coast AONB - Bowness on Solway 13.5 | Lake District National Park - Caldbeck 14.2, Pooley Bridge Ullswater 28.8 | Newcastle Airport 59.8

WHY ETTERBY LEA TERRACE?

Etterby Lea Crescent occupies an attractive and established residential position on the northern side of Carlisle, offering an appealing balance of convenience, accessibility and nearby green space. The location is particularly well placed for the popular Stanwix area, with a good range of local shops, supermarkets and schooling close at hand. The attractive riverside walks along the River Eden and the open spaces of Rickerby Park are also readily accessible, providing excellent opportunities for outdoor recreation. Carlisle city centre, with its wider range of shopping, dining and leisure facilities, is within easy reach, whilst convenient access to the A7, A69 and M6, together with the railway station, makes the location equally appealing for commuters and those travelling further afield. In short, an established and popular residential setting combining everyday convenience with an attractive natural environment.

DESCRIPTION

This beautifully positioned suburban home offers well-balanced and appealing accommodation, centred around an attractive open-plan living and dining room with timber flooring, a feature fireplace incorporating a wood-burning stove and French doors opening directly onto the rear patio and garden. The fitted galley kitchen has been extended, with further potential to enlarge if desired. A particular feature is the excellent detached timber building within the garden, providing a highly versatile additional space with numerous possible uses, including a home office, studio, music room or teenage retreat. To the first floor are three bedrooms, complemented by a modern shower room.





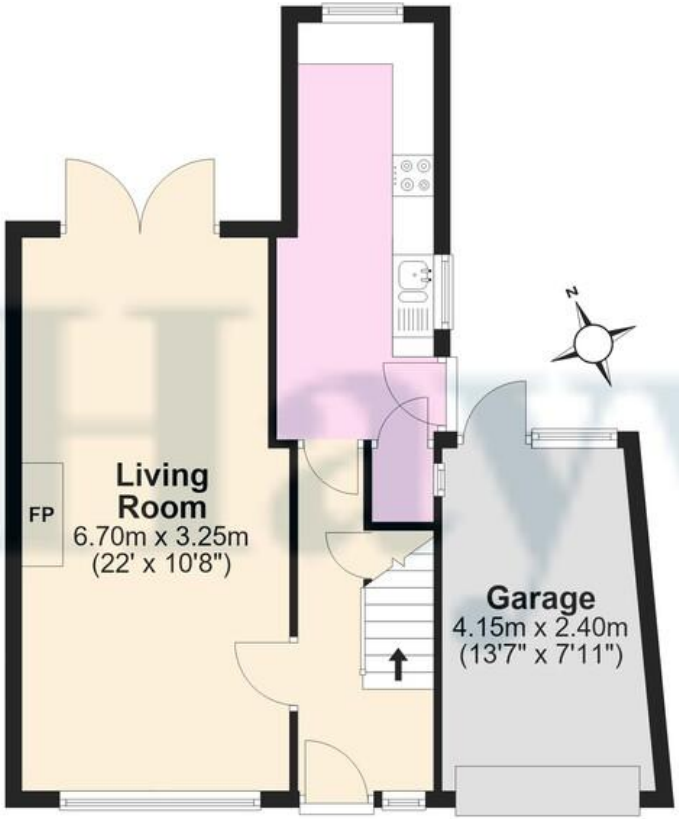






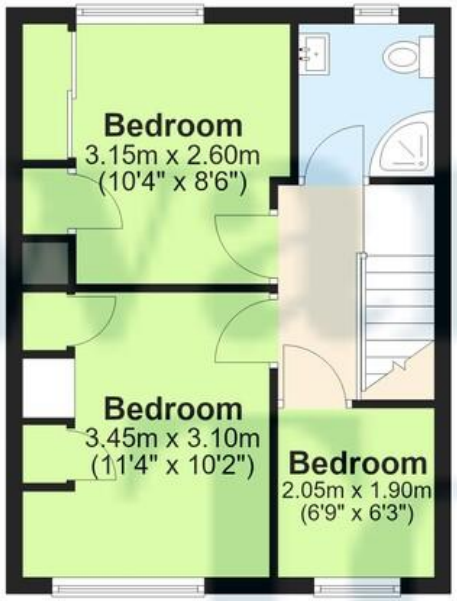
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Outbuilding

Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 97.1 sq. metres (1045.6 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.