



**Hayward
Tod**

3 bedroom Semi Detached House | 2 Belah Crescent | Carlisle | CA3 9TZ

Guide Price £225,000





A popular style 3 bed semi detached house with south facing garden conveniently situated close to an excellent range of local amenities and with easy access for the M6 and central Carlisle. Well maintained but ready for the next owners to make their mark. Investment will reward.

ACCOMMODATION SUMMARY

Hall and stairs | Sitting room | Living/dining room | Breakfast kitchen | First floor landing | Front double bedroom one | Rear double bedroom two | Front single bedroom | Bathroom | Pleasant garden south facing at rear | Garage | Store | WC | All mains | Gas central heating | Double glazing | Council Tax Band - C | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Supermarkets 0.3 (5 minute walk) Stanwix primary school 0.3 | Central Carlisle 1.5 | M6 J44 1.5 | Lake District National Park - Caldbeck 14, Pooley Bridge Ullswater 25.7 | Solway Coast AONB - Bowness on Solway 13.7 | Newcastle Airport 60

WHY CHOOSE BELAH CRESCENT?

Pleasant side road with easy access to Scotland Road (A7) for Carlisle and M6. Superb range of local amenities within an easy walking distance including Morrisons, Sainsbury's Local, pubs, takeaways, primary school, River Eden and parkland walks. The broad range of facilities, restaurants, eateries and the railway station in the city centre are just a mile and a half away.

DESCRIPTION

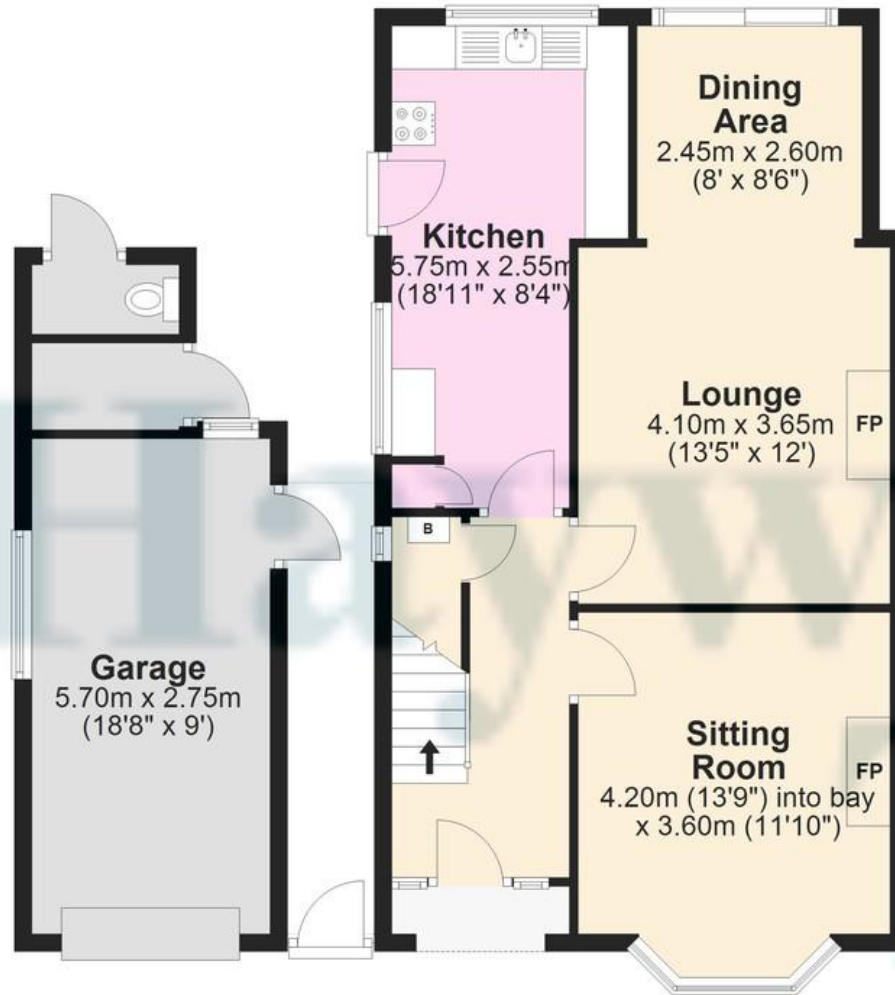
An attractive bay fronted semi detached house with loads of potential. Excellent location and reasonably sized south facing garden combine to make this a great home to invest in. The current family have resided in for 60 years. Whether it be an extension or remodel the current interior the options are many and will enable occupation for many years to come.





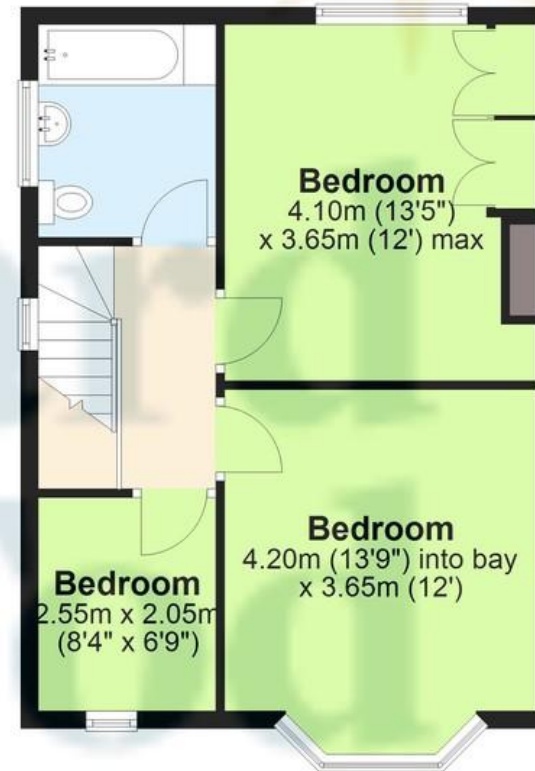
Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)
(excluding passageway)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 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.