



**Hayward
Tod**

3 Bed Semi-Detached House | 13 Rectory Road | Castle Carrock | CA8 9LY

£265,000





Three double bedroom semi-detached home with garage, in a popular village convenient for Carlisle and Brampton. Two reception rooms. Large integral garage.

entrance hall and stairs | living room | dining room | kitchen | three double bedrooms | bathroom | large integral garage | driveway parking | rear garden | double glazing | oil fired central heating | mains connected, water, electricity and drainage | EPC pending | council tax band C | freehold

APPROXIMATE MILEAGES

Brampton Golf Club 2.3 (5 minutes by car) | Talkin Tarn Country Park 2.5 | Brampton 4 | M6 J43 8 | Central Carlisle - West Coast Mainline Station 10 | Newcastle International Airport 49

WHY CASTLE CARROCK?

A pretty village at the foot of the fells with a good community spirit, primary school, village hall, church and award winning pub, The Duke of Cumberland. Nature walks and wildlife on the doorstep. Easy access north to Talkin Tarn Park, Brampton and Golf Club. Excellent communications via A69 for Carlisle, M6 and Newcastle. Direct mainline services to London from Carlisle in around 3 hours 20 minutes, Edinburgh and Glasgow in around 1 hour 20 minutes. Brampton has a secondary school, convenience shops, Cranstons Food Hall, cafes and eateries.

ACCOMMODATION

Spacious throughout and offering significant further potential if desired, the property currently provides two good reception rooms, one to the front and the other to the rear. The front sitting room is bay fronted and benefits from a wood burning stove. The rear room, currently best suited as a dining room, has a serving hatch to the kitchen and overlooks the rear garden. The kitchen itself has a range of fitted wall and base units. There is scope to combine the

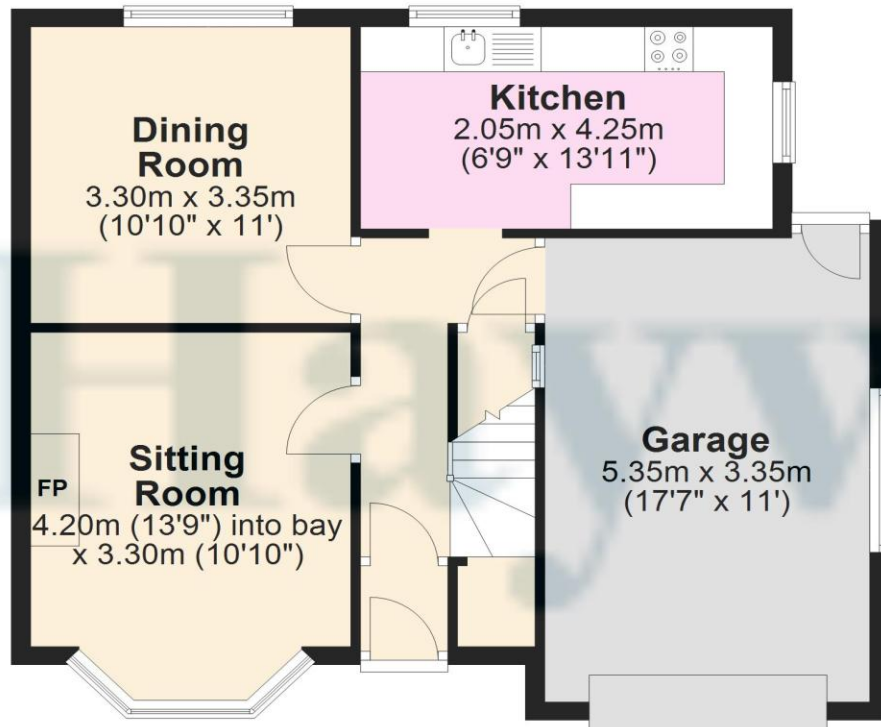


kitchen and dining room to create a larger open plan space should it be desired. On the first floor are three double bedrooms. One of which is bay fronted, like the sitting room below, and has a built in cupboard. The second has built in cupboards and overlooks the rear garden. The third, over the garage, is a good size and has a pleasant open aspect over the adjacent green space. The bathroom is also ample and has a shower over the bath. The integral garage has an up and over door and also provides access to the rear garden. Externally there is driveway parking and a small lawn to the front of the property. Gated access at the side provides access to the rear lawned garden, where the oil tank is also situated.



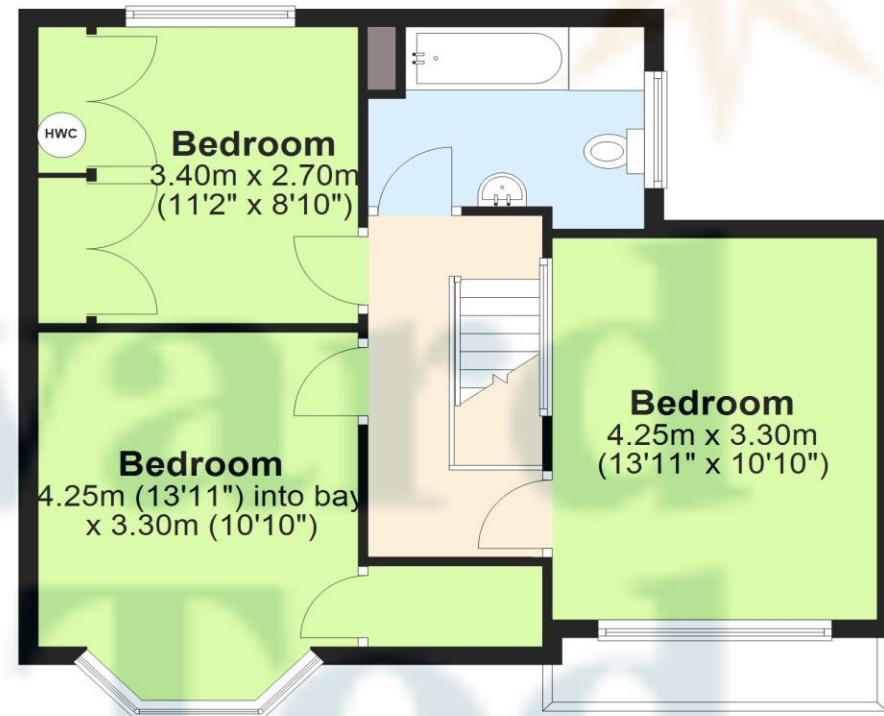
Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.9 sq. feet)
(excluding unnamed room)



Total area: approx. 112.8 sq. metres (1214.3 sq. feet)

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.