



**Hayward  
Tod**

**4 Bed Town House | London Road | Carlisle | CA1 2LE**

**£275,000**





A simply stunning, spacious town house, just a stones throw from the city centre and within easy walking distance of a wide range of amenities.

entrance vestibule | inner hall & stairs | sitting room | living room | dining kitchen | four bedrooms | family bathroom | separate W.C. | private rear courtyard garden | garage store | front lawn | residents permit parking on-street | mains connected, water, gas, electricity and drainage | double glazing | gas central heating | EPC pending | council tax band B | freehold

#### APPROXIMATE MILEAGES

Carlisle Railway Station 0.5 (10 mins walk) | M6 motorway 3.2 | Penrith - North Lake District 18.5

#### WHY LONDON ROAD?

A highly convenient city centre location, within walking distance of a huge range of amenities the property is perfect for those who don't want to use the car. The city centre and the railway station are both just a short walk from the property and a regular bus service passes right by the property for travel across the city and beyond. There is a major supermarket close by as well. Access to the M6 motorway is possible in just a few minutes allowing for fast and easy travel across the region and beyond with the Lake District National Park within 30 minutes drive to the south. A primary school is within a short walk and there are a number of secondary schools in the city centre.

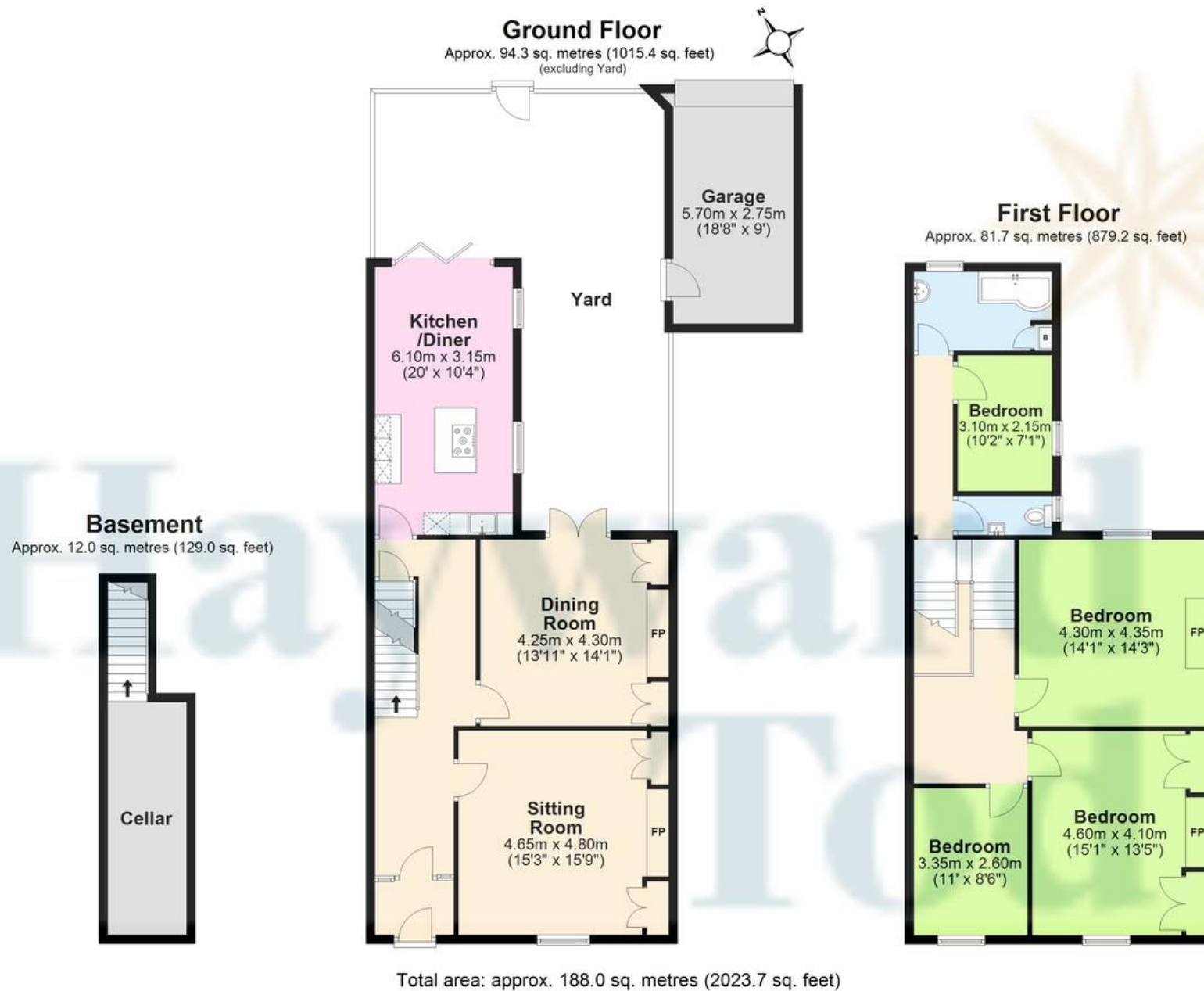


#### ACCOMMODATION

Beautifully presented throughout, having been considerably improved and modernised by the current owners yet retaining all of the original period charm. A wide entrance hall with wooden floor welcomes you in to the property. There are two good reception rooms, with the one to the rear having access to the private courtyard garden via double glazed doors. The kitchen, extended to the rear, is

modern and benefits from an island. A dining living space at the rear benefits from bi-folding doors to the courtyard. On the first floor, there is a spacious landing with glazed roof light. There are four bedrooms. The largest at the front of the property has built in storage. The family bathroom at the rear has a shower over the bath and there is a separate W.C. The property benefits from modern double glazed windows throughout. Externally the property is afforded a surprising amount of privacy and both the front and rear considering its central city location. A low wall and high hedge surrounds the front garden and the property sits back from the road approached by a tiled path adjacent to a small lawn. At the rear, high walls offer plenty of privacy, with the large courtyard being part paved and part artificial grass. The courtyard also provides access to a generous garage store with electric and an up and over style door.





## 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.