



**Hayward  
Tod**

**3 Bedroom Semi Detached** | Buebank Road | Dalston | Carlisle | CA5 7RE  
**£150,000**







One owner from new! Offered to the market for sale for the first time in 72 years, what an opportunity this is. Perfect location and a great plot offering significant scope to improve and extend to create your perfect village home.

entrance hall | dining room | living room | kitchen | three bedrooms | shower room | front lawn | driveway and carport | large rear garden | outhouse store and detached prefabricated garage | double glazing | central heating | mains water, gas, electricity and drainage | EPC pending | council tax band ? | freehold

#### APPROXIMATE MILEAGES

Village centre 0.2 (5 minute walk) | Central Carlisle 4.5 | Penrith 18 | Newcastle Airport 61

#### WHY DALSTON?

A desirable village with a wide range of amenities and an active social community. From the Co-op convenience store to the butchers, and fish and chip shop to the doctors surgery and two Pubs the village has it all, plus much more. There are tennis and bowls clubs, a park and recreation field as well as both primary and secondary schools, meaning that the village caters for residents of all ages. Riverside walks are on the doorstep and a bus and rail service connects the village to Carlisle with ease. For access to the wider region the city bypass and A595 are just minutes from the property.

#### ACCOMMODATION

Ready for new owners with the vision and energy to create their perfect village property, there are currently two reception rooms on the ground floor both at the front of the property and a small kitchen to the rear. The size of the plot lends itself to an extension either at the rear to make the kitchen larger or along the side to create more living space or an additional bedroom. Or why not both? At first floor level there are three bedrooms, the two larger ones sit





at the front of the property with the third, still a good sized room, at the rear. There is also a shower room with W.C. on the first floor. Externally the property benefits from a generous plot, with lawn to the front, a driveway to the side and a long garden to the rear. Currently kept quite low maintenance but offering significant scope for extending the property or planting given the extensively fertilised soil. A detached freestanding garage provides additional storage as does the brick outhouse.



## 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.