



**Hayward  
Tod**

**3 Bed Detached House** | Naworth Drive | Lowry Hill | Carlisle | CA3 0DD

**£365,000**





Beautifully presented and spacious home in a popular residential area to the north of the city. Two large reception rooms. Large low maintenance garden with detached garden room. Walking distance to primary school, public transport and amenities.

entrance hall and stairs | study | sitting room | living room | breakfast kitchen | utility | three bedrooms | shower room | driveway parking | large low maintenance gardens | detached garden room | warm air central heating | mains connected, water, gas, electricity and drainage | EPC pending | council tax band ? | freehold

#### APPROXIMATE MILEAGES

Primary school 0.2 (4 mins walk) | M6 motorway 1 | city centre 1.8

#### WHY NAWORTH DRIVE?

Positioned in a highly convenient residential setting on the popular Lowry Hill development, Naworth Drive offers an appealing balance of accessibility and everyday amenities, making it attractive to a wide range of buyers. The area benefits from easy access to a variety of local amenities including supermarkets, convenience stores, cafés, leisure facilities and healthcare services, ensuring day to day needs are well catered for close to home. Families appreciate the proximity to well regarded schools and nearby green spaces, while excellent transport links provide straightforward routes into Carlisle city centre as well as convenient access to the M6 motorway for travel further afield. With public transport, retail options and community facilities all within comfortable reach, Lowry Hill presents a practical and well located setting suited to a variety of lifestyles.

#### ACCOMMODATION

Offered in superb order throughout the property has been carefully maintained and improved by the current occupiers



during their lengthy ownership. There is a dual aspect living room with stove, and glazed doors at the rear providing access to the garden. The kitchen has a range of fitted units and is ample enough for a dining table. A sizable utility room provides additional fitted units, a sink and a secondary access to the rear garden. There is a useful study and a second sizable living room with scope for a variety of uses. On the first floor are three bedrooms, the two larger rooms both have a generous amount of built in storage. The third bedroom is a good size single room. The bedrooms share the use of a modern shower room with W.C. Externally the property is as well cared for as it is internally. There is a large tarmac drive to the front of the property and an expanse of artificial lawn. At the rear, there is more artificial lawn and a large paved patio. The highlight though is a substantial detached garden room/bar, which is insulated and has light and power. The property has an open outlook at the rear so is afforded a good level of privacy.



## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
[info@haywardtd.co.uk](mailto:info@haywardtd.co.uk)  
[haywardtd.co.uk](http://haywardtd.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.