



**Hayward
Tod**

3 Bed Semi-Detached | Knowe Road | Stanwix | Carlisle | CA3 9EG

£275,000





Beautifully presented, well situated home with kitchen diner extension. Detached garage. Walking distance to primary school and local amenities.

entrance hall & stairs | sitting room | open plan kitchen dining living | three bedrooms | family bathroom | detached garage with access from rear lane | utility room/store | patio and lawn | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | freehold | EPC pending | council tax band C

APPROXIMATE MILEAGES

Stanwix Primary 0.1 | City centre 0.8 | M6 motorway 1.7

WHY KNOWE ROAD?

Perfectly located north of the river, mere metres away from a well regarded primary school, Sainsbury's Local, and a number of bars and restaurants the property is ideally located for amenities, access to public transport and the city centre which itself is an easy walk of less than a mile away. On top of all of that, parkland and riverside walks are also readily accessible. For those looking for access further afield the M6 motorway is less than two miles to the north. Carlisle provides an excellent range of amenities and offers West Coast Mainline rail services direct to London in around 3 hours and 20 minutes as well as Glasgow/Edinburgh in a little over an hour. The Lake District and Hadrian's Wall World Heritage Sites are also within a 30 minute drive.

ACCOMMODATION

Beautifully presented throughout and benefitting from an open plan kitchen dining extension to the rear, the property is in genuine turn key condition and ready to be enjoyed by the next owners. Accessed up paved steps from the roadside the property has a tiered hard landscaped garden to the front. The entrance hall and stairs are flooded with light thanks to a large stained glass window. The living room is bay fronted and benefits from a gas fire in an attractive



surround. At the rear of the property is a large open plan U-shaped kitchen dining living. The kitchen has a good range of fitted cupboards and is flooded with light thanks to two large roof windows. The dining space has a large glazed door to the rear garden and patio. The second living space, which can also be accessed from the hall if desired, has the benefit of a multi-fuel stove. At first floor level there are three bedrooms and a bathroom. The largest of the bedrooms at the front has a bay window and large fitted wardrobes. The family bathroom is modern and has a shower over the bath. Externally the property has a good size patio and a small lawn at the rear. There is a detached garage, which is accessed via the rear lane and additionally has a separate utility/workshop space which can be accessed from the garden.



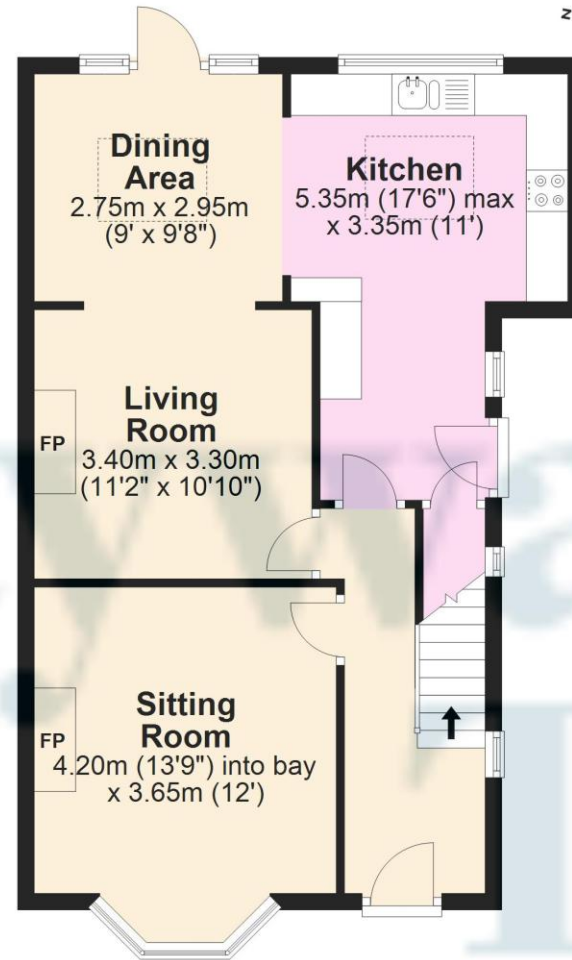
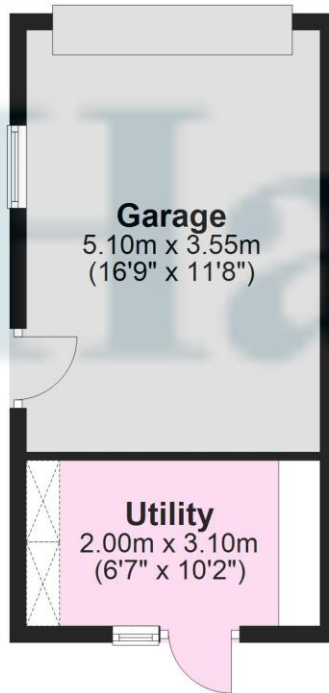
Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



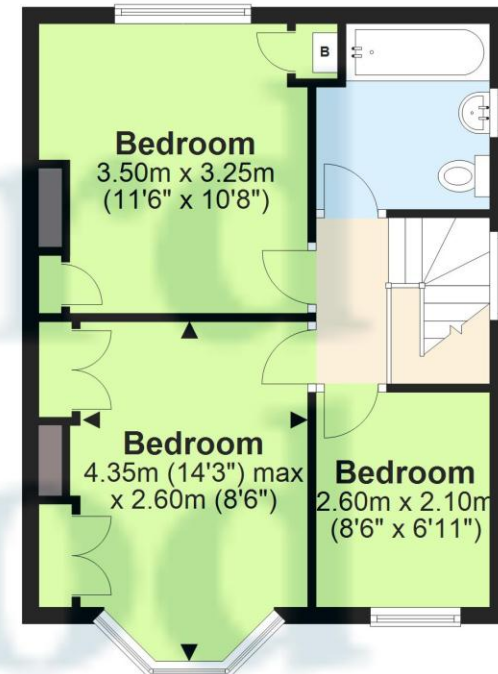
Outbuilding

Approx. 24.7 sq. metres (265.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 121.5 sq. metres (1307.5 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.