



**Hayward
Tod**

3 Bed Detached House | Rufus Road | Carlisle | CA1 2FZ

£245,000





Well presented modern home with integral garage/utility. Pleasant corner plot with good garden. En-suite master bedroom. Convenient location on the eastern fringe of the city.

entrance hall and stairs | dining room | living room | kitchen | main bedroom with en-suite shower | family bathroom | two further bedrooms | driveway parking | rear garden and patio | integral garage with utility space | double glazing | gas central heating | mains connected water, gas and electricity | freehold | EPC B | council tax band C

APPROXIMATE MILEAGES

M6 motorway J.43 1 | Carlisle 2 | Scotby primary school 0.8 | Newcastle International Airport 55

WHY RUFUS ROAD?

A modern development, well located on the eastern fringe of the city convenient for local amenities, public transport and access to the main road network. A short walk from Rosehill Industrial Estate, where there are a number of employers and a Tesco supermarket, the property is also less than a mile from Scotby primary school. Well situated for families of all ages as well as professional couples.

ACCOMMODATION

Offered in good order throughout, the property has been thoughtfully tweaked by the current owners to give access to the integral garage directly from the hallway allowing for the space to be used as a utility room. The property has two reception rooms, with the front one currently being used as a dining room. The living room to the rear has double doors to the garden. There is a modern fitted kitchen with integrated oven and hob. There is also a door from here to the side of the property. On the first floor there are three bedrooms, all of which are a good size. The largest of which at the front of the property has an en-suite shower. The

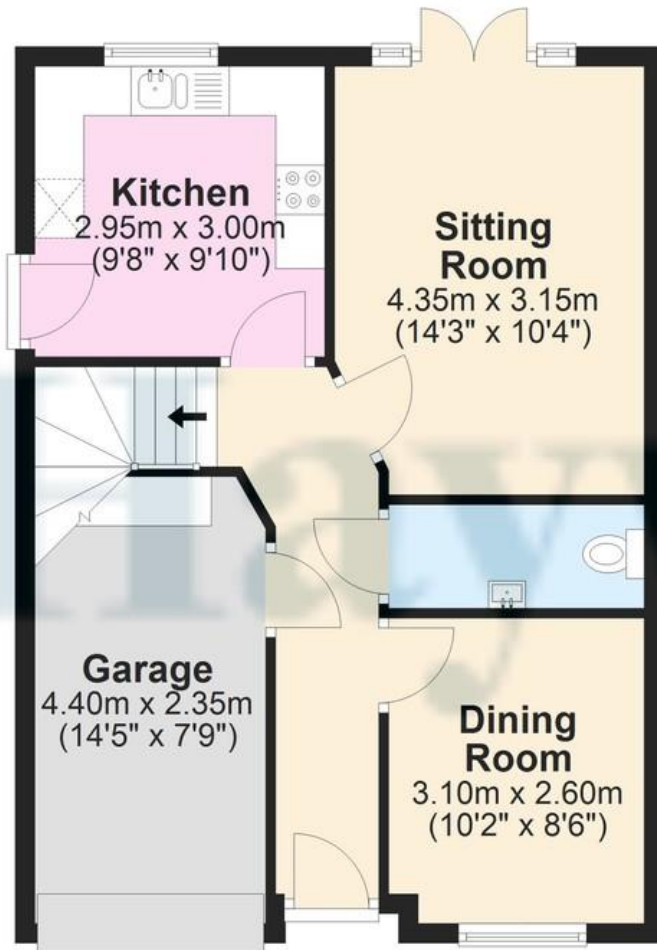


other two bedrooms are at the rear. There is also a family bathroom. Externally the property has driveway parking for two cars and occupies a large corner plot. There is a small front lawn behind a low hedge. At the rear there is a paved patio and a lawned garden. The corner plot has a south easterly orientation and gives the property a pleasant aspect, with green space behind.



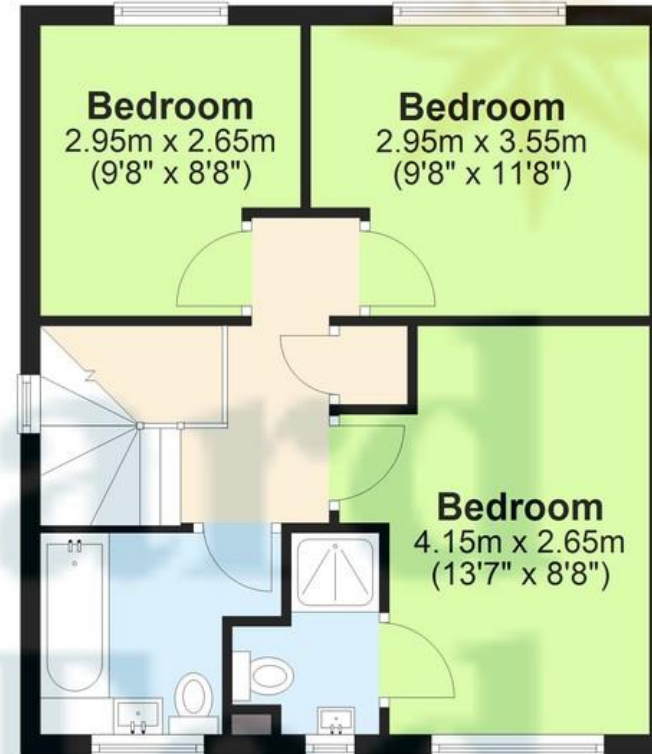
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 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.