



**Hayward
Tod**

3 Bed Link Detached | Bramerton Orchard | Carlisle | CA1 2SH
£260,000





Spacious, recently modernised home with garage in a peaceful cul-de-sac, tucked away in a quiet yet highly accessible corner of the city.

entrance hall and stairs | living dining room | kitchen | attached garage with utility area | three bedrooms | modern shower room | driveway parking | front lawn | rear garden and patio | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | solar panels | council tax band C | EPC C | freehold

APPROXIMATE MILEAGES

M6 motorway 0.6 | city centre 1.7 | Penrith - North Lake District 19.8 | Newcastle International Airport 54.4

WHY BRAMERTON ORCHARD?

Tucked away from the hustle and bustle of the city, this quiet cul-de-sac and the bottom of a no through road offers the perfect blend of peace and accessibility. Just minutes from a wide range of amenities, public transport links and the main road network the property is perfect for those needing city convenience. A short walk from local shops the property is perfect for those wishing to leave the car at home. The M6 motorway is just moments away making exploring the wider region a breeze.

ACCOMMODATION

Having undergone a recent programme of modernisation and improvement, the property is presented in turn-key condition and is ready to be immediately enjoyed by the incoming buyer. Quality throughout, the property has solid wood flooring across the ground floor. The kitchen, also newly fitted, features a range of high-spec Neff integrated appliances. The rear of the attached garage has been repurposed to provide a utility space and also houses the boiler as well as providing access to the enclosed rear garden. On the first floor there are three bedrooms, the largest at the front has built in cupboards. There is a second

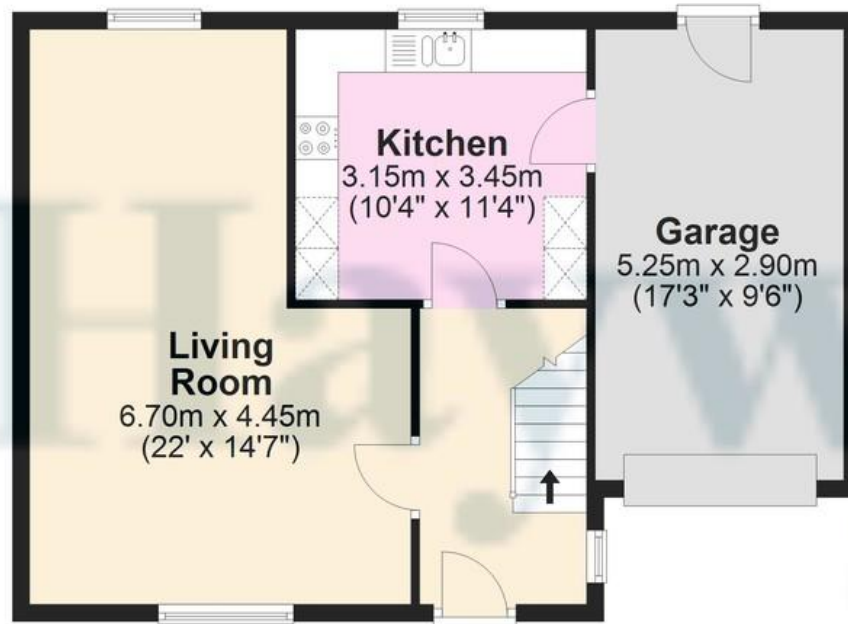


double bedroom at the rear and the third bedroom at the front a single/study or dressing room. The bathroom is a stylish modern affair and features a large walk-in shower alongside a modern vanity unit sink with illuminated mirror. Externally the property has a paved driveway and a small lawn at the front flanked by a colourful border. At the rear, there is a paved patio and larger lawned area. There is also space at the side of the property for a shed or additional storage.



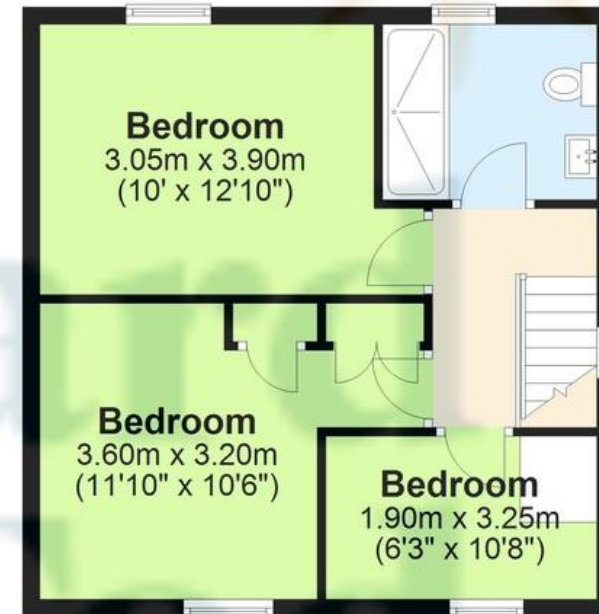
Ground Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

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.