



**Hayward
Tod**

3 bedroom Semi Detached House | 18 Little Corby Road | Little Corby | Carlisle | CA4 8QN
Guide Price £245,000





A beautifully modernised three-bedroom semi-detached house with garage and pleasant gardens, ideally positioned in a popular village close to an excellent range of amenities. Conveniently placed for the A69, M6 and Carlisle, making this an excellent choice for both family life and commuting.

ACCOMMODATION SUMMARY

Lobby and stairs | Sitting room double doors into dining area and fitted kitchen | Utility room | First floor landing | Front double bedroom one with built in wardrobes | Rear double bedroom two | Front single bedroom three | Modern bathroom | Front and rear gardens | Patio | Garage | All mains | Gas central heating | Double glazing | Council tax band - D | EPC rating - D | Freehold

APPROXIMATE MILEAGES

Renowned butcher 0.2 | Primary school 0.3 | CoOp 0.4 | M6 J43 2.8 | Brampton 4.6 | Central Carlisle - West Coast Mainline Station 4.9

WHY LITTLE CORBY?

Little Corby is an attractive and peaceful village situated beside the River Eden, offering a pleasant semi rural setting whilst being exceptionally convenient for Carlisle and the surrounding area. The property is particularly well placed for everyday amenities, with Warwick Bridge only a few minutes away and offering a village shop, convenience facilities and other services, whilst the popular Otter Inn is close by in the village. Warwick Bridge Primary School is also within easy walking distance, with further primary schooling available at Great Corby and Hayton. The location is excellent for commuters, with the A69 and M6 readily accessible. Carlisle city centre is under 10 minutes away and provides an extensive range of shopping, leisure, educational, professional and cultural facilities. Wetheral is approximately 3 miles away and offers further amenities together with its railway station, providing services towards Carlisle and Newcastle. Carlisle railway station is readily accessible and provides direct mainline services to London, Glasgow, Edinburgh, Manchester, Birmingham and other major destinations. The surrounding



countryside provides excellent opportunities for walking and cycling, with the River Eden, Wetheral Woods and the wider Eden Valley all close at hand. Brampton and the historic attractions of Hadrian's Wall are also readily accessible, whilst the Lake District and Scottish Borders are within easy reach.

DESCRIPTION

The property is offered in good order and is well presented throughout. Available with no onward chain, it is ready for immediate occupation. The setting within the village is particularly appealing, positioned directly on the green and set back from the road. This creates an attractive open outlook to the front, with the absence of parked cars helping to preserve the pleasant aspect. Vehicular access is from the quiet cul-de-sac to the rear, where there is private parking together with access to the single garage. Inside, the generous sitting room provides a comfortable principal reception space, whilst the dining kitchen is a particularly useful addition, fitted with a range of units and featuring French doors opening onto the enclosed rear garden. The useful utility room has a further door providing direct access to the rear. On the first floor there are two good-sized double bedrooms, a single bedroom and a modern family bathroom, providing well-balanced accommodation suitable for a range of buyers.



Floor plan to follow

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.