



**Hayward
Tod**

2 bed, 2 bath First Floor Apartment | 17 Hall Moor Court | Wetheral | Carlisle | CA4 8JS
Guide Price £177,750





ACCOMMODATION SUMMARY

Ground floor private entrance | Stairs to first floor landing | Open plan living dining room | Modern fitted kitchen | Rear double bedroom one with fitted wardrobes and ensuite shower room | Front double bedroom two with built in wardrobe | Modern bathroom | Designated parking space | Gas central heating | Council tax band - D | EPC rating - C | Share of freehold - 161 years lease remaining (solicitor will need to confirm) | Low annual service charge - £250

APPROXIMATE MILEAGES

APPROXIMATE MILEAGES Wetheral station 0.2 (4 min walk) | M6 motorway 2.8 (J42 or J43) | Carlisle city centre 4.8 | Penrith - North Lake District 19 | Newcastle International Airport 52 | Manchester International Airport 124

WHY WETHERAL?

One of the region's most desirable villages, Wetheral has a superb range of amenities, including a village shop, café and Post Office, a hotel with a leisure club and pool, pubs, restaurants, a doctors' surgery, Community Centre and hairdresser. Carlisle and Brampton golf clubs are in easy reach, as is the village Bowls Club. With its historic village green, its ancient church and priory, riverside walks along the Eden and National Trust Woods, Wetheral has a distinctive and peaceful village feel. The village is conveniently located for access to the wider region, including the Lake District, Hadrian's Wall and the Scottish Borders, thanks to the proximity of the M6 and A69. There is also a bus service to Carlisle, and a picturesque railway station on the Carlisle-Newcastle line, with fast connections to London, Birmingham, Manchester, Edinburgh and Glasgow.



DESCRIPTION

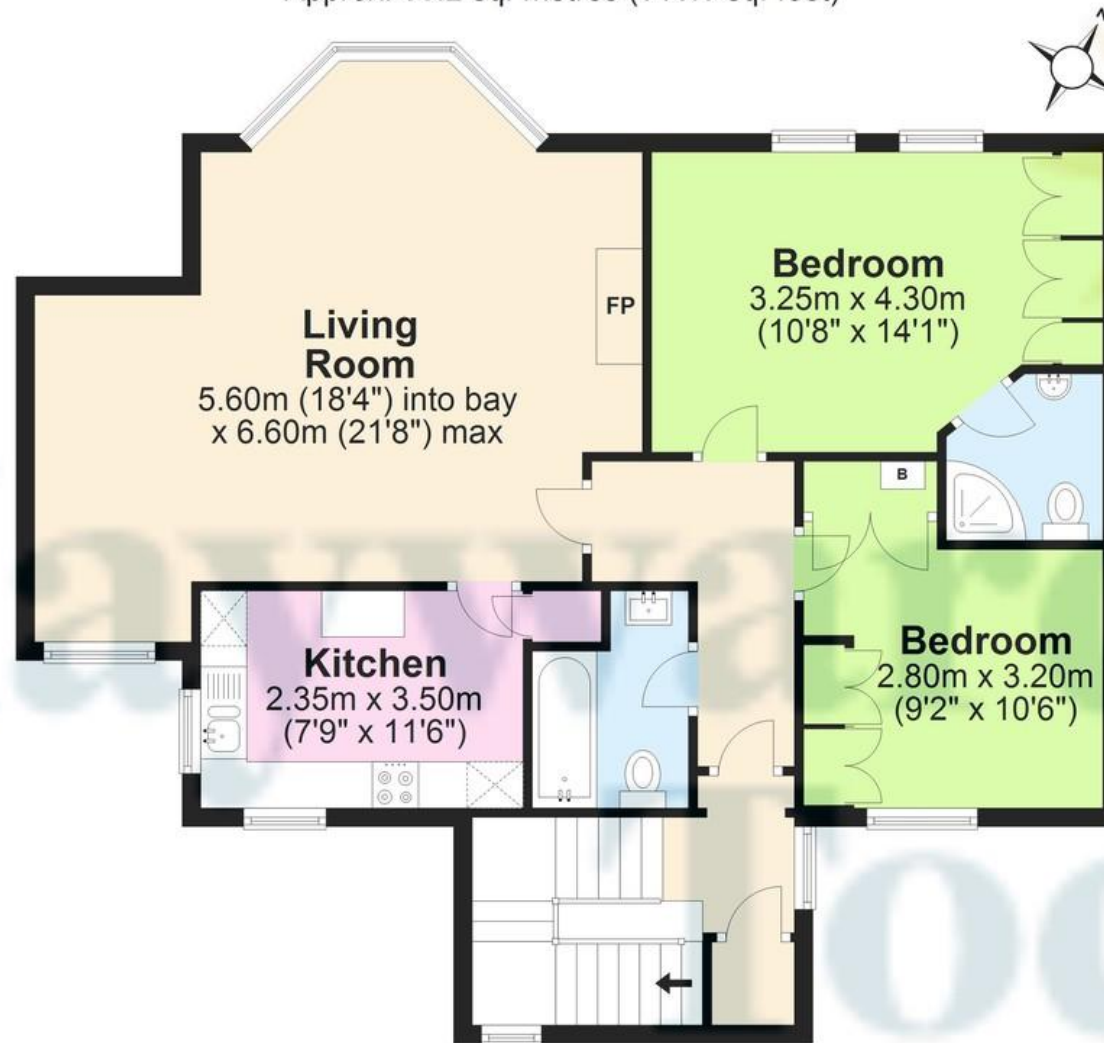
The spacious first floor accommodation comprises a large open plan living dining space with a bright and airy feel thanks to a dual aspect and large bay window. There is a

modern kitchen with appliances and breakfast bar. The main bedroom, a comfortable double has two windows and the benefit of an ensuite shower room. There is a second double bedroom and modern bathroom. The property is gas centrally heated and double glazed throughout. Externally the property has a designated parking space and additional shared spaces for visitors. The property is offered in good order but would benefit from cosmetic modernisation.



First Floor

Approx. 85.2 sq. metres (916.6 sq. feet)



Total area: approx. 85.2 sq. metres (916.6 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtd.co.uk
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.