



**Hayward
Tod**

3 Bed Semi-Detached House | Gooseland Head | Carlisle | CA1 3HG
Offers In Excess Of £235,000





A rare opportunity to secure a large corner plot with significant further potential, in a popular location to the south of the city. Good living space. Two reception rooms and conservatory. Scope to extend or to park multiple vehicles.

entrance hall and stairs | living room | dining room | conservatory | kitchen | three bedrooms | family bathroom | covered side passage | garage with utility space | large rear and side garden | carport | driveway parking | double glazing | gas central heating | mains connected water, gas, electricity and drainage | EPC pending | council tax band C | freehold

APPROXIMATE MILEAGES

City centre & railway station 2 | M6 motorway 1.4 | Penrith - North Lake District 16.5

WHY GOOSELAND HEAD?

Situated in a popular residential area to the south of the city, the property is conveniently located for access to amenities, public transport, the main road network and the wider region. Just a short distance by car from both the city centre and the M6 motorway the property is ideally placed for commuting. A regular bus service runs near by to the city centre and towards Penrith. The city centre and railway station are just two miles to the north, where there are also a wide variety of shops, bars and restaurants.

ACCOMMODATION

Offered in good order throughout but ready to be modernised or even extended should the incoming buyer wish. A fabulous corner plot gives the property ample garden at the rear and a surprising amount of space at the side. There are currently two reception rooms and a conservatory extension at the rear. The rear reception room, currently the dining space, is adjacent to the kitchen and offers scope to combine to create a larger open plan

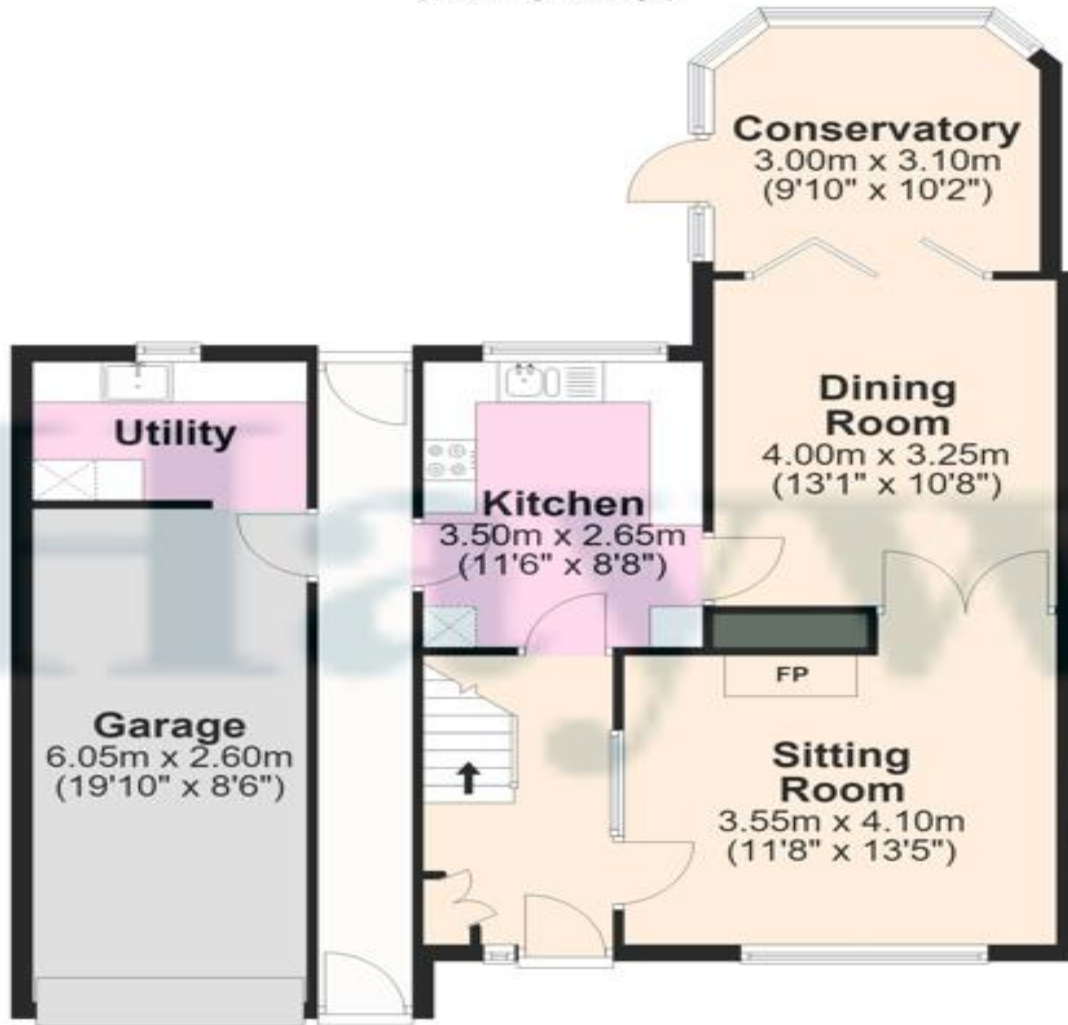


space if desired. Wooden bifolding doors lead from the dining space in to the conservatory. A covered side passage connects the kitchen to the garage where there is also a dedicated utility room at the rear. On the first floor there are three bedrooms, two larger doubles and a smaller single. The family bathroom is also a good size. There is current paved driveway parking at the front of the property, and gates leading up the side to a large area of covered hardstanding providing the space to park additional vehicles if required. The rear garden is surprisingly private and benefits from a sunny south-easterly aspect. There is a paved patio and a summerhouse.



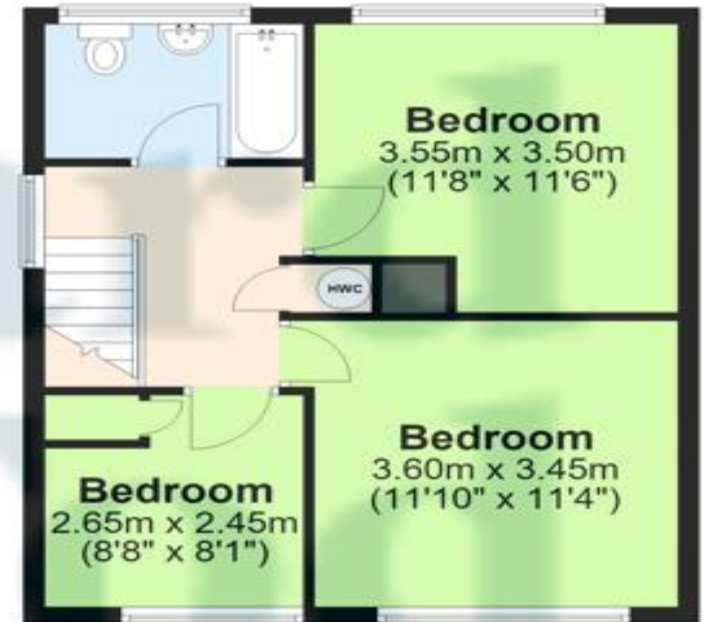
Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)
(excluding Passage)



First Floor

Approx. 43.3 sq. metres (465.5 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 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.