



**Hayward
Tod**

2 Bedroom Mid Terrace | Montreal Street | Carlisle | CA2 4EE

£90,000





Well presented two bed mid terrace. Excellent first time buy or a equally a strong performing buy-to-let investment. Short walk to amenities and public transport.

living room | kitchen | bathroom | bedroom one | bedroom two | rear yard with two brick built stores | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | on-street parking | council tax band A | EPC rating C | freehold

APPROXIMATE MILEAGES CoOp, Chemist, shops 0.2 (3 minute walk) | Hammond's Pond recreational park 0.5 (10 mins walk) | City centre 1.3 | M6 J43 2.5 J42 3.2 (both 10 mins drive) | Newcastle Airport 56

WHY MONTREAL STREET? A quiet side road close to an excellent range of local amenities including a CoOp, primary school, doctors, dentist and takeaways. Carlisle station is just

over a mile and a 20 minutes walk. The city centre and a great range of shops, bars and restaurants is just 5 minutes by car. There is easy access for the A6, M6 and the Southern Bypass.

ACCOMMODATION Well presented throughout, the accommodation provides a living room with gas fire and surround and a fitted kitchen with wall and base units with plumbing for washing machine, a built in oven and hob with extractor. A door from the kitchen leads out to the rear yard. The bathroom, on the ground floor, has a bath with shower over. On the first floor, bedroom one is a good double with built in storage cupboard. Bedroom two, also a double, has an ornamental fireplace. Externally the property benefits from a generous rear yard with two brick built storage sheds with light and power. The property has double glazing throughout and gas central heating. Located within walking distance of a range of local amenity including a Newsagent / Post Office, Co-op, Bakers, Chemist and hairdressers.

FLOOR PLAN TO FOLLOW

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.