



**Hayward
Tod**

2 Bed Mid Terrace | Etterby Terrace | Stanwix | Carlisle | CA3 9JE
£215,000





Beautifully presented and well balanced mid terrace in a peaceful setting within walking distance of a wide range of amenities, the city centre and park land.

entrance hallway | dining kitchen | sitting room | utility | two double bedrooms | bathroom | low maintenance front paved garden | rear yard & store | double glazing | gas central heating | mains connected, water, gas, electricity and drainage | EPC D | council tax band B | freehold

WHY ETTERBY TERRACE?

Tucked away down a quiet side lane right in the heart of Stanwix the property is just a short walk from a wide variety of amenities in Stanwix itself including a popular bar restaurant, public house, Sainsburys Local and excellent junior school and private junior and senior school. A picturesque walk alongside the River Eden past Edenside Cricket Ground leads you to the city centre a matter of minutes where a superb range of social, leisure and retail opportunities can be found. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London in a little over 3 hours and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

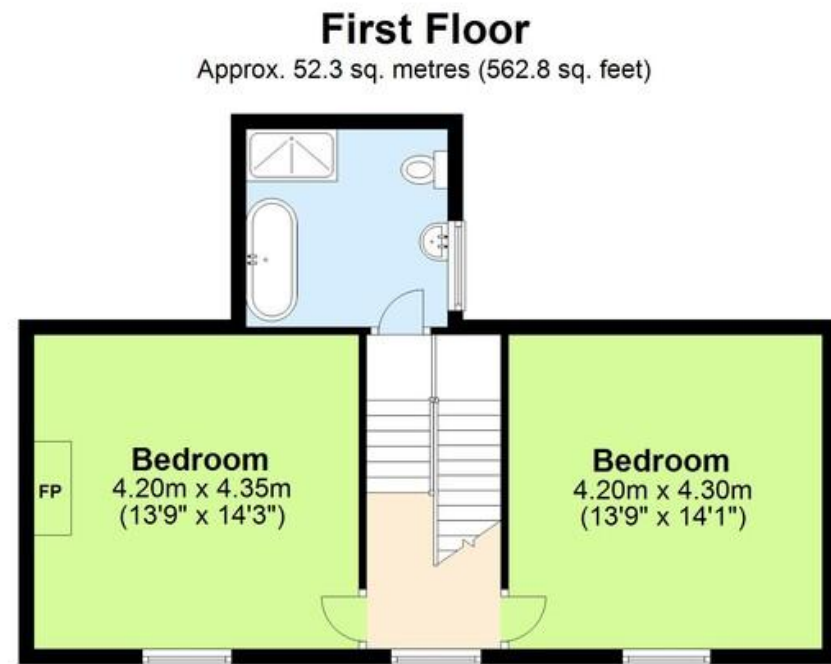


ACCOMMODATION

Well presented and modernised throughout, the property offers beautifully balanced living accommodation. Set behind a low wall and railings is a low maintenance forecourt and path leading to the front door. Inside the hallway and stairs split the property in half. To the left side is the sitting room with large stove, and to the right a modern kitchen with the benefit of a range of integrated appliances and glazed doors out to the large rear yard. The

kitchen is well proportioned and has space for a generous dining table as a result. At the rear of the property is a large utility room which also provides an additional access to the rear yard. Up the stairs to the first floor there is a sizable modern bathroom, complete with stylish freestanding bath and a separate shower. There are two double bedrooms, one of which has fitted wardrobes. Externally the property has a large walled and gated rear yard and a brick built store.





Total area: approx. 122.1 sq. metres (1314.2 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.