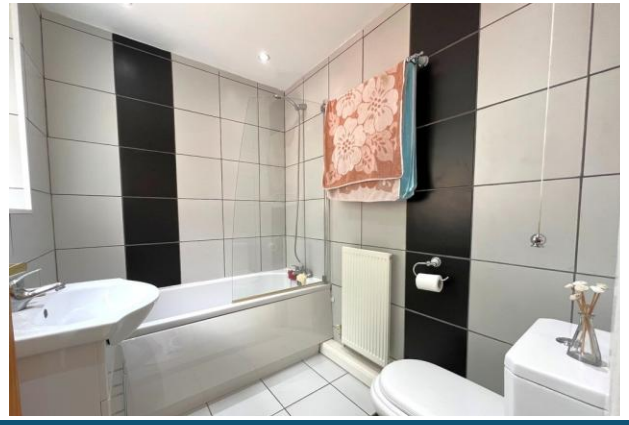
Hayward Tod

**2 bedroom Mid Terrace House** | 31 Montreal Street | Currock | Carlisle | CA2 4EE

**Guide Price £100,000**



A presentable two bed terrace house with modern kitchen and ground floor bathroom conveniently located just south south of the city centre. Great appeal would make an excellent first home or buy to let investment.

## ACCOMMODATION SUMMARY

Entrance into lounge room | Modern fitted breakfast kitchen | Rear lobby | Bathroom | First floor | Front double bedroom one | Rear double bedroom two | Small forecourt | Enclosed rear yard with two stores and access to lane | All mains | Gas central heating | Double glazing | Council Tax Band - A | EPC rating - D | Freehold

## WHY CURROCK?

The property is located on 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.

## APPROXIMATE MILEAGES

CoOp, Chemist, shops 0.2 (3 minute walk) | Hammond's Pond recreational park | City centre 1.3 | M6 J43 2.5 | Lake District National Park -Caldbeck 12.7 | Newcastle Airport 56.2

## 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.