



**Hayward
Tod**

3 Bed End Terrace | Etterby Terrace | Stanwix | Carlisle | CA3 9JE
£275,000





An impressive end of terrace home, tucked away in a peaceful yet accessible corner of Stanwix, benefitting from a pleasant wooded aspect and large private garden.

entrance hallway | living room | dining room | kitchen | ground floor bathroom | double bedroom one with en-suite shower | double bedroom two | bedroom three | garden | driveway parking | double glazing | gas central heating | all 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

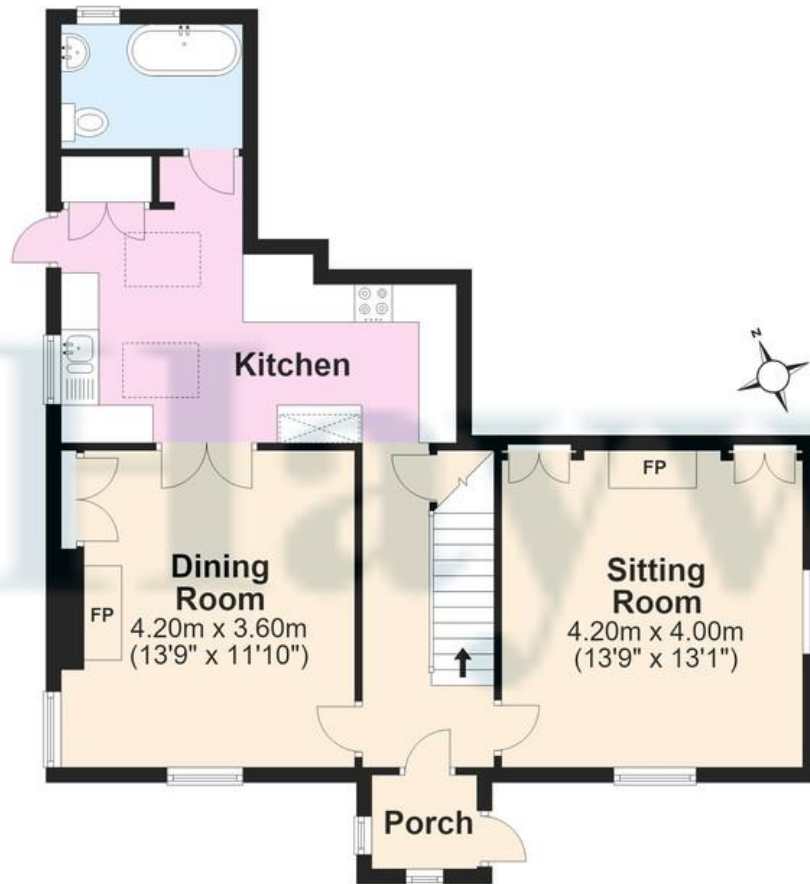
Spacious throughout, the property benefits from two generous reception rooms, both with a pleasing dual aspect. The living room overlooks the garden and has a open fire in a feature fireplace. The dining room has double doors in to a generously proportioned kitchen, with a range of fitted units and integrated appliances. There is an external door from the kitchen to the gravelled driveway and parking

area. There is a ground floor bathroom with W.C. and shower over the bath. On the first floor are three bedrooms, the smallest of which is situated on the half landing of the stairs at the rear of the property. The second bedroom, with a similarly pleasing dual aspect as the living room below, also has built in storage. The third bedroom, another comfortable double, has an en-suite shower room with W.C. Externally the property can be approached from both sides, either on foot via Etterby Terrace or car via Eden Place. The garden is private and flanked by high hedges. There is a small raised patio area and ample parking.



Ground Floor

Approx. 63.7 sq. metres (685.7 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

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.