

# Cumbrian Properties

55 Haydock Drive, The Ridings, Carlisle



**Price Region £235,000**

**EPC-B**

Semi-detached townhouse | South of the city centre  
1 reception room | 4 bedrooms | 2 bathrooms  
Driveway parking & garden | Ideal family home

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## 2/ 55 HAYDOCK DRIVE, THE RIDINGS, CARLISLE

This well presented and neutrally decorated four bedroom semi-detached townhouse situated on The Ridings to the south of the city would make an ideal family home.

The double glazed and central heated accommodation briefly comprises entrance hallway, cloakroom, modern dining kitchen with integrated appliances, a naturally lit and spacious lounge with velux windows and French doors leading to the rear garden. To the first floor there are three bedrooms, two of which are doubles and a modern three piece family bathroom. To the second floor is the 23' master bedroom with en-suite shower room. Block paved driveway parking to the front of the property and to the rear is an easy to maintain fence enclosed garden with lawn, patio, external water tap and timber shed. Situated close to an abundance of local amenities including, schools, shops and transport connections and a short drive from Junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Entry via a composite door into entrance hallway.

**ENTRANCE HALLWAY (16' x 7')** Tile effect laminate flooring, radiator, staircase to the first floor, understairs storage cupboard and doors to dining kitchen and cloakroom.



ENTRANCE HALL

**CLOAKROOM (6'4 x 3'4)** WC, wash hand basin, tiled splashback, radiator, tile effect laminate flooring and double glazed frosted window to the front.



CLOAKROOM

**DINING KITCHEN (18'3 x 8'4)** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, four burner induction hob with aluminium splashback behind and overhead extractor, eye level oven and grill, integrated fridge and freezer, integrated dishwasher and plumbing for washing machine. Double glazed bay window to the front, radiator, tile effect laminate flooring.

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DINING KITCHEN

**LOUNGE (17'9 x 15'7)** Two velux windows to the rear, two radiators and double glazed French doors leading out to the rear garden.



LOUNGE

**FIRST FLOOR LANDING** Walk-in storage cupboard, stairs to second floor and doors to bedrooms and family bathroom.

**FAMILY BATHROOM (7'5 x 6'4)** Three piece suite comprising of low level WC, wash hand basin and electric shower over panelled bath with shower attachment. Heated towel rail, tiled flooring and double glazed frosted window to the front.



FAMILY BATHROOM

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**BEDROOM 2 (11'3 x 8'7)** Double glazed window to the rear, radiator and fitted wardrobes with sliding doors.



BEDROOM 2

**BEDROOM 3 (10'6 x 8'6)** Double glazed window to the front, radiator and fitted wardrobes.



BEDROOM 3

**BEDROOM 4 (10'4 x 6'8)** Double glazed window to the rear and radiator.



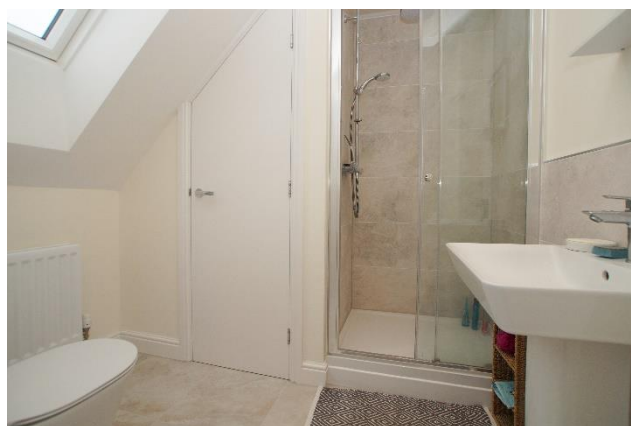
BEDROOM 4

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## SECOND FLOOR

**BEDROOM 1 (23'5 x 12')** Velux window to the rear, double glazed window to the front, two radiators, loft access and door to en-suite shower room.

**EN-SUITE SHOWER ROOM (7'7 x 7')** Three piece suite comprising low level WC, wash hand basin and walk-in shower with rainfall shower head and separate body attachment. Radiator, velux window to the rear, tiled flooring and walk-in cupboard housing the boiler.



BEDROOM 1 WITH EN-SUITE

**OUTSIDE** Block paved driveway parking to the front of the property with floral borders. Fence enclosed rear garden with lawned area, floral borders, flagstone patio, shilled borders, external water tap and timber shed. Gated access to the side leading to the front driveway.



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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

