



**Hayward  
Tod**

**2 bed Mid Terraced House | 2 Thornton Court | Thornton Road | Stanwix | Carlisle | CA3 9HY**  
**Guide Price £185,000**





An attractive two-bedroom modern townhouse featuring a superb open-plan first-floor living, dining and kitchen space, enjoying a dual east west aspect. Ideally situated in a highly sought-after location close to an excellent range of amenities, the property offers the perfect balance of convenience and lifestyle. Beautiful parkland, the River Eden and Carlisle city centre are all within easy walking distance, making this an outstanding home for professionals, couples and downsizers alike.

#### ACCOMMODATION SUMMARY

Entrance hall with built in storage cupboards | Front double bedroom | Rear double bedroom | Bathroom | First floor | Generous open plan living kitchen with dual aspect | Designated parking space | Visitor parking | All mains' services | Gas central heating | Council Tax Band – B | EPC rating - B | Service charge year 2025 - £428 | Freehold

#### APPROXIMATE MILEAGES

Sainsbury's Local 2-minute walk | Central Carlisle - West Coast Main Line Station 1.2 | M6 J44 North 1.7, J43 South 2.7 | Brampton 9 | Solway Coast AONB - Bowness on Solway 15 | Hadrian's Wall UNESCO Site - Birdoswald Fort 16.5 | Lake District National Park - Caldbeck 13.8, Pooley Bridge Ullswater 26 | North Pennines AONB - Alston 29 | Newcastle International Airport 56



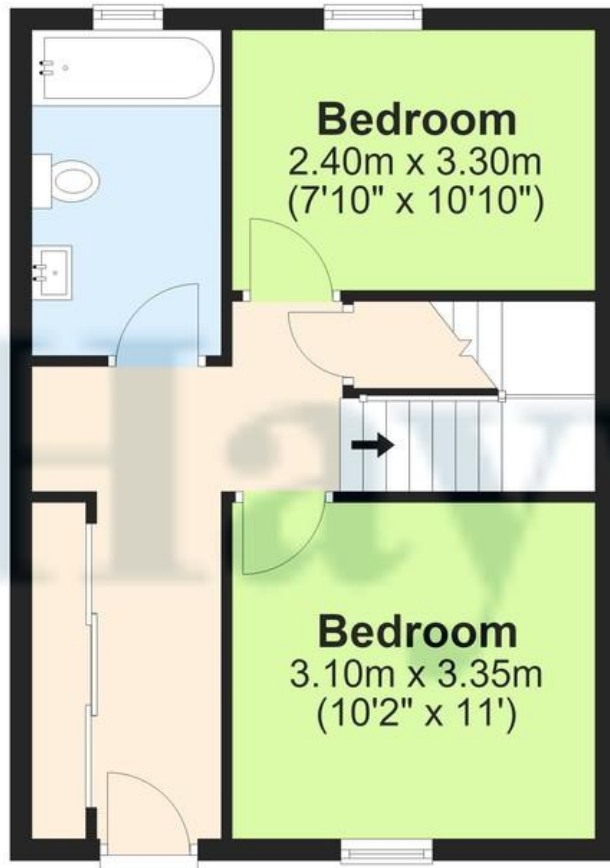
#### WHY STANWIX?

Carlisle's premier northern suburb sitting above the River Eden adjacent to Rickerby Park and Carlisle Cricket Club. Superb range of local amenities including a Sainsbury's Local, primary school, pub and eateries. Twenty-minute walk to city centre restaurants, West Coast Main Line Station, retail and social opportunities. Convenient for A7, A69 and M6. Easy access for Hadrian's Wall, Eden Valley, Lake District, Solway Coast and Scottish Borders.



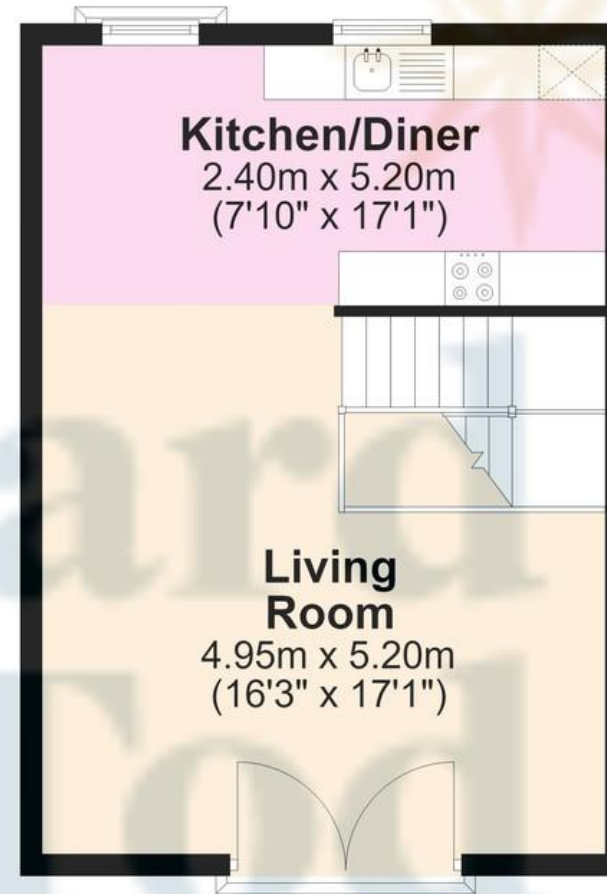
## Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)  
(excluding Balcony, Balcony)



Total area: approx. 77.4 sq. metres (832.7 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.