

# Cumbrian Properties

34 Liddle Close, Lowry Hill



Price Region **£369,950**

EPC-

Detached property | Converted garage  
2 reception rooms | 4 double bedrooms | 3 bathrooms  
South facing front garden & drive | Spacious rear garden

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## 2/ 34 LIDDLE CLOSE, LOWRY HILL, CARLISLE

Nestled in a cul-de-sac north of the River Eden, this charming detached property offers an inviting abode for families. Boasting four generously sized double bedrooms, it welcomes you with an entrance hall leading to a cosy lounge adorned with a log burner and French doors opening onto the rear garden. The fitted dining kitchen, complete with oak flooring and granite worksurfaces, beckons gatherings with its bi-fold doors unveiling the well-maintained rear garden. Additional features include a utility room for added convenience. Upstairs, three double bedrooms await, including a master with an en-suite shower room, complemented by a family bathroom and separate WC. The converted garage reveals a versatile living space, featuring a reception room with fitted wardrobes, under floor heating and French doors, while an open staircase ascends to a delightful double bedroom illuminated by Velux windows. Outside, a south-facing front garden, driveway parking, and a spacious rear garden with decking, a garden shed, and a children's treehouse complete the picture-perfect setting, offering ample space for outdoor enjoyment. Situated within walking distance to the local primary school, shops and amenities.

The accommodation with approximate measurements briefly comprises:

**UPVC front door leading into the entrance hall.**

**ENTRANCE HALL** Radiator, understairs storage cupboard and staircase to the first floor with UPVC double glazed frosted window to the front. Doors to cloakroom, lounge and utility room.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Wood effect laminate flooring and UPVC double glazed frosted window to the front.

**LOUNGE (19'8 x 11'4)** UPVC double glazed window to the front, UPVC double glazed sliding French doors to the rear garden, wood effect laminate flooring, coving to the ceiling, log burner, radiator and sliding doors to the dining kitchen.



3/ 34 LIDDLE CLOSE, LOWRY HILL, CARLISLE

**DINING KITCHEN (23'5 x 11')**

**KITCHEN AREA** Fitted kitchen incorporating a five ring gas hob with extractor hood above, double oven, ceramic double sink with mixer tap, plumbing for dishwasher, granite worksurfaces, tiled splashbacks, porcelain tiled flooring and UPVC double glazed window to the rear.

**DINING AREA** Oak flooring, coving to the ceiling and oak framed double glazed bi-fold doors to the rear garden.



DINING KITCHEN

**UTILITY ROOM (8'6 x 7'5)** Fitted cupboards and worksurfaces, ceramic double sink with mixer tap, plumbing for washing machine, tiled splashbacks, tile effect vinyl flooring, UPVC double glazed window to the front and door to the converted garage which now provides additional living accommodation.

**FIRST FLOOR**

**LANDING** UPVC double glazed window to the front, loft access and built-in shelved cupboard housing the hot water tank. Doors to bedrooms, family bathroom and separate WC.

**FAMILY BATHROOM (7'9 x 6')** Two piece suite comprising shower above panelled bath and sink with mixer tap. Wood effect laminate flooring, heated towel rail, UPVC double glazed frosted window to the front.



FAMILY BATHROOM

**SEPARATE WC (5' x 3')** Two piece suite comprising WC and sink with mixer tap. Tile effect laminate flooring and UPVC double glazed frosted window to the front.

4/ 34 LIDDLE CLOSE, LOWRY HILL, CARLISLE

**BEDROOM 1 (12' x 11'5)** UPVC double glazed window to the rear, radiator, built-in wardrobes with mirror fronted sliding doors and sliding mirrored door to the en-suite shower room.

**EN-SUITE SHOWER ROOM (11'5 x 6')** Three piece suite comprising walk-in shower, WC and sink with mixer tap. Tile effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the front.



BEDROOM 1



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 11')** UPVC double glazed window to the rear, radiator and built-in storage cupboard.

**BEDROOM 3 (12'5 x 9'7)** UPVC double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2



BEDROOM 3

### **CONVERTED GARAGE**

**RECEPTION ROOM (29' approx. x 11'9)** Built-in fitted wardrobe with mirror fronted sliding doors, UPVC double glazed French doors to the rear garden, electric fire, underfloor heating, door to shower room and open staircase to the first floor.

**SHOWER ROOM (8'5 x 5'6)** Three piece suite comprising walk-in shower, wash hand basin and WC with concealed cistern. Heated towel rail, fully tiled walls and wood effect laminate flooring with underfloor heating.



5/ 34 LIDDLE CLOSE, LOWRY HILL, CARLISLE

**FIRST FLOOR**

**BEDROOM AREA (11' x 9'3)** Two Velux windows.



RECEPTION ROOM



SHOWER ROOM

**OUTSIDE** Driveway parking to the front of the property with south facing lawn, floral borders, outside tap and double doors to the converted garage leading to a shelved storage area housing the Baxi boiler. Spacious rear garden incorporating covered decked patio leading onto the lawn with floral borders, wooden shed and children's wooden treehouse with raised decked play area.



REAR GARDEN



REAR OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is Tax Band D.

**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.

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