

Cumbrian Properties

11 Lansdowne Crescent, Stanwix



Price Region £280,000

EPC-D

Semi-detached property | Newly refurbished
2 reception rooms | 3 bedrooms | 1 bathroom
Parking & gardens | North of the River Eden | No chain

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2/ 11 LANSDOWNE CRESCENT, STANWIX, CARLISLE

A newly refurbished, three bedroom, two reception room, extended, semi-detached property situated in this popular location to the north of the River Eden. Neutrally decorated throughout the property has newly fitted double glazing and gas central heating and briefly comprises entrance hall with understairs storage, bay fronted lounge with stove effect fire, a light and airy extended dining kitchen with integrated appliances and French doors leading out to the rear patio, utility room and ground floor cloakroom. To the first floor there are two double bedrooms, single bedroom/study and a modern three piece bathroom. The front of the property has a low maintenance pebbled garden providing off-street parking and to the rear of the property there is a generous garden incorporating a sandstone patio and hardstanding for a garden shed. The property has high quality fixtures and fittings throughout and is situated within easy walking distance of local shops and schools and pleasant walks in Rickerby Park. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, double glazed window and radiator. Doors to lounge, dining kitchen and utility room.



ENTRANCE HALL

LOUNGE (12' max x 11') Tiled fireplace housing a stove effect electric fire, double glazed bay window to the front, radiator, ceiling spotlights and coving.



LOUNGE

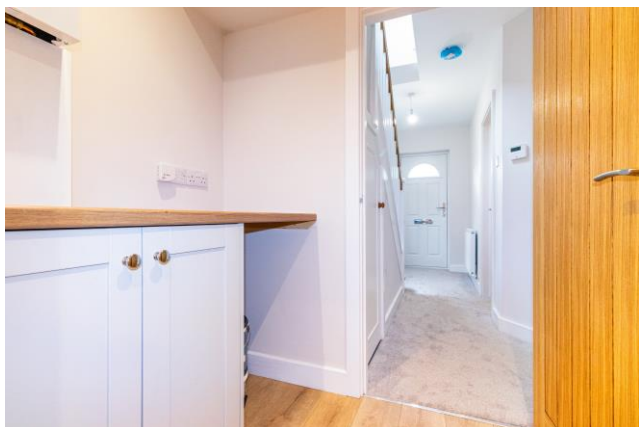
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DINING KITCHEN (24'7 max x 15'4 max) Newly fitted kitchen incorporating an electric double oven and microwave, four ring hob with extractor hood above, integrated dishwasher, fridge and freezer. One and a half bowl sink unit with mixer tap, wood effect worksurfaces, wood effect flooring, two radiators, ceiling spotlights, two Velux windows, double glazed window overlooking the rear garden and double glazed French doors leading out to the patio.



DINING KITCHEN

UTILITY (6'7 x 4'6) Plumbing for washing machine, storage units, newly fitted combi boiler, wood effect flooring and door to the cloakroom.



UTILITY

CLOAKROOM Two piece suite comprising WC and vanity unit wash hand basin. Tiled splashbacks, wood effect flooring, radiator and ceiling spotlights.

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FIRST FLOOR

LANDING Doors to all bedrooms and bathroom. Large double glazed window and loft access.

BEDROOM 1 (13' max x 10' max) Double glazed bay window to the front with radiator below.



BEDROOM 1

BEDROOM 2 (13' x 10') Double glazed window to the rear with radiator below.



BEDROOM 2

BEDROOM 3 (6'9 x 6'9) Double glazed window to the front and radiator.



BEDROOM 3

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BATHROOM (6'9 x 6'3) Newly fitted three piece suite comprising shower with waterfall shower head above panelled bath, vanity unit wash hand basin and WC. Part tiled walls, wood effect tiled flooring, frosted glazed window, heated towel rail and ceiling spotlights.



BATHROOM

OUTSIDE Low maintenance gravelled front garden providing plenty of off-street parking. To the rear of the property is a generous garden, laid to lawn seed, with sandstone patio, hardstanding for a garden shed and external water supply.



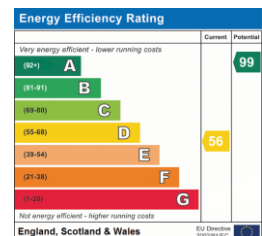
REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.



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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more than

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we sold

255

more properties than
our closest competitor

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*UK Rightmove, Market Share Information
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