

Cumbrian Properties

167 Lansdowne Crescent, Stanwix



Price Region £320,000

EPC-D

Extended detached property | North of the River Eden
40' dining lounge/kitchen | 4 bedrooms | 2 bathrooms
Front & rear gardens & parking | Cul-de-sac location

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This extended four bedroom, two bathroom detached property offers spacious and versatile living space, featuring a stunning 40' open plan dining lounge/kitchen with a cosy multi fuel stove and high quality fitted units. The ground floor also includes a useful utility/shower room and a double bedroom with fitted wardrobes. To the first floor are two further double bedrooms – one with fitted wardrobes, a single bedroom, and a stylish family three piece bathroom with a “his & hers” vanity sink unit. Externally, the property benefits from a low maintenance front garden, driveway parking with an EV charging point, and a landscaped, tiered rear garden with a timber decked seating area and pergola. Located in a cul-de-sac to the north of the city, the property is close to a range of local amenities, within walking distance of the city centre, and offers easy access to the M6 motorway at junction 44.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Wooden flooring, staircase to the first floor, radiator and understairs storage cupboard. Doors to open plan dining lounge/kitchen, utility/shower room, shower room and bedroom 4.



ENTRANCE HALL

DINING LOUNGE/KITCHEN (40' x 13')

DINING LOUNGE (22' x 13') UPVC double glazed window to the front, two radiators, solid wood flooring and multi fuel stove.



DINING LOUNGE

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DINING LOUNGE

KITCHEN AREA (17' x 13') Fitted kitchen incorporating, wall units, double larder unit, centre island unit with breakfast bar seating, one and a half bowl sink unit with mixer tap, four ring electric hob, eye-level oven and grill, plumbing for dishwasher, wood effect laminate flooring, radiator and UPVC double glazed French doors to the side.



KITCHEN AREA

UTILITY/SHOWER ROOM (11' x 9'5) Fitted cupboards and drawers with complementary worksurfaces, plumbing for washing machine, sink with mixer tap, panelled splashbacks, WC, walk-in electric shower, wood effect vinyl flooring, UPVC double glazed frosted window to the rear and composite door to the side.



UTILITY/SHOWER ROOM

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BEDROOM 4 (14' x 8'5) UPVC double glazed window to the front, radiator, solid wood flooring and fitted wardrobe with mirror fronted sliding doors.



BEDROOM 4

FIRST FLOOR

LANDING UPVC double glazed window to the side, fitted shelved storage cupboard housing the Worcester boiler, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13' x 12') UPVC double glazed window to the front, radiator, fitted wardrobes and cupboards.



BEDROOM 1

BEDROOM 2 (12' x 10') UPVC double glazed window to the rear and radiator.



BEDROOM 2

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BATHROOM (8' x 7') Three piece suite comprising WC, "his & hers" vanity unit wash hand basins and shower above panelled bath. Tiled splashbacks, heated towel rail, panelled ceiling, UPVC double glazed frosted window to the rear and wood effect laminate flooring.



BATHROOM

BEDROOM 3 (9'5 x 9'5) UPVC double glazed window to the front and radiator.



BEDROOM 3

OUTSIDE Low maintenance gravelled front garden with flower beds and a variety of shrubs along with driveway and EV charging point. To the rear of the property is a landscaped, tiered garden comprising sandstone patio, timber decked seating area with pergola, flower beds housing a variety of shrubs and gated access to the side.



GARDEN

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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.

