

Cumbrian Properties

9 Lazonby Terrace, Carlisle



Price Region £170,000

EPC-D

Mid-terraced property | Laid over 3 floors
2 reception rooms | 4 bedrooms | 2 bathrooms
Single garage | Enclosed rear yard

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2/ 9 LAZONBY TERRACE, OFF LONDON ROAD, CARLISLE

This characterful and spacious four bedroom, two-reception, mid-terraced property is spread over three floors, offering ample living space and modern comforts. The double glazed and gas central heated accommodation begins with a welcoming vestibule, leading into an entrance hall that provides access to both the lower and upper floors. On the ground floor, you'll find a cozy lounge perfect for relaxation, featuring large windows that flood the room with natural light. The master bedroom on this floor is equipped with fitted wardrobes and cupboards, offering generous storage space. Descending to the lower floor, you'll discover an additional reception room that opens up to the rear garden through French doors. The fitted kitchen is well-appointed while a convenient shower room adds to the functionality of this level. The first floor houses three more well sized bedrooms providing plenty of room for family or guests. A three-piece family bathroom on this floor ensures comfort and convenience for the household. Outside, the enclosed rear yard is a delightful space featuring an area laid to astro turf, perfect for children to play or for casual outdoor relaxation. A raised decked area offers an ideal spot for outdoor dining or lounging. Additionally, the property includes a single garage/workshop, providing extra storage or a workspace for hobbies. The front forecourt is attractively laid with shillies, adding to the property's curb appeal. This home is perfectly suited for a family, conveniently located on London Road close to a wealth of local amenities and with easy access to the M6 motorway.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Wooden flooring, dado rail and door into entrance hall.

ENTRANCE HALL (19'2 x 6') Dado rail, coving to ceiling, radiator, staircase to the first floor and staircase leading to the lower ground floor. Doors to lounge and bedroom 1.



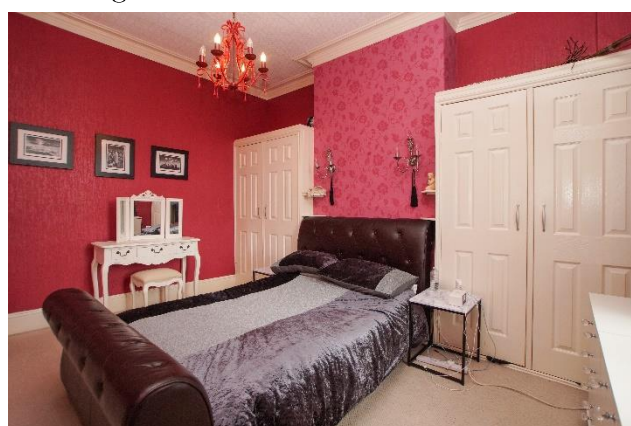
ENTRANCE HALL

LOUNGE (14' x 13'10) Double glazed windows to the front, dado rail, radiator, open fireplace, picture rail, coving and ceiling rose.



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BEDROOM 1 (14' x 12') Double glazed window to the rear, radiator, two built in wardrobes, built in storage cupboard, coving and ceiling rose.



BEDROOM 1

LOWER GROUND FLOOR

INNER HALLWAY Wood effect laminate flooring and doors to reception room 2 and kitchen.

RECEPTION ROOM 2 (13'2 x 14'7) Wood effect laminate flooring, radiator and open fireplace with wooden mantlepiece. Built in storage cupboard, coving and ceiling rose, dado rail and double glazed French doors open out to the rear garden.



RECEPTION ROOM 2

KITCHEN (19'4 x 8'5) Fitted kitchen with a five burner gas hob, tiled splashbacks, overhead extractor, electric oven and grill, plumbing for washing machine and a 1.5 bowl sink unit. Wood effect laminate flooring, radiator and door to shower room.



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SHOWER ROOM Three piece suite comprising WC, wash hand basin and walk-in shower unit. Tile effect laminate flooring, heated towel rail and panelled ceiling.



SHOWER ROOM

FIRST FLOOR LANDING Double glazed window to the rear, dado rail, coving to ceiling, radiator and doors to

BEDROOM 2 (14' x 10'5) Double glazed window to the front, radiator, wood effect laminate flooring, coving and ceiling rose.



BEDROOM 2

BEDROOM 3 (11'9 x 8'4) Double glazed window to the rear, radiator, dado rail and coving to ceiling.



BEDROOM 3

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BEDROOM 4 (13'10 x 7'5) Wood effect laminate flooring, double glazed window to the front, radiator, loft access, coving and ceiling rose.

FAMILY BATHROOM (7'8 x 4'8) Three piece suite comprising WC, wash hand basin and panelled bath with shower over. Wood effect laminate flooring and radiator.



BATHROOM

OUTSIDE Front forecourt laid to shillies. Enclosed rear yard incorporating laid astro turf, raised wooden decked area and wooden gates giving access to the rear lane.

GARAGE (15'4 x 8'8) With shelving and plumbing for washing machine. This garage is accessed via the rear lane.



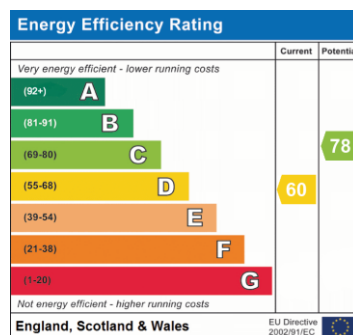
REAR YARD

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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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