

# Cumbrian Properties

## 62 Lansdowne Crescent, Stanwix



**Price Region £205,000**

**EPC-C**

Semi-detached property | Fully refurbished & decorated

2 reception rooms | 3 bedrooms | 1 bathroom

Gardens & driveway parking | No chain

## 2/ 62 LANSDOWNE CRESCENT, STANWIX, CARLISLE

A recently refurbished and decorated, three bedroom, two reception room, semi-detached property situated in the highly sought after area of Stanwix. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with bay window, dining room with French doors to the rear garden, and 23' modern kitchen with integrated appliances and new Baxi boiler. To the first floor there are two double bedrooms, single bedroom and four piece bathroom. Lawned front garden, driveway and low maintenance paved rear garden. The property is offered in "turn-key" condition and provides an immaculately presented opportunity for a family home.

The accommodation with approximate measurements briefly comprises:

### **Composite door into entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, radiator and staircase to the first floor. Doors to lounge, dining room and kitchen.



**ENTRANCE HALL**

**LOUNGE (12' x 11')** UPVC double glazed bay window to the front and radiator.



**LOUNGE**

**DINING ROOM (12' x 11')** UPVC double glazed French doors to the rear and radiator.

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DINING ROOM

**KITCHEN (23' x 8'5)** Fitted kitchen incorporating one and a half bowl sink unit with mixer tap, four ring electric hob with glass splashback and extractor hood above and oven below, integrated fridge freezer, plumbing for washing machine, cupboard housing the new Baxi boiler. Shelved understairs storage cupboard with UPVC double glazed frosted window to the side, wood effect laminate flooring, radiator, UPVC windows and UPVC door to the side.



KITCHEN

**FIRST FLOOR**

**LANDING** UPVC double glazed window to the side. Doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 10'6)** UPVC double glazed bay window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (11' x 11')** UPVC double glazed window to the rear and radiator.



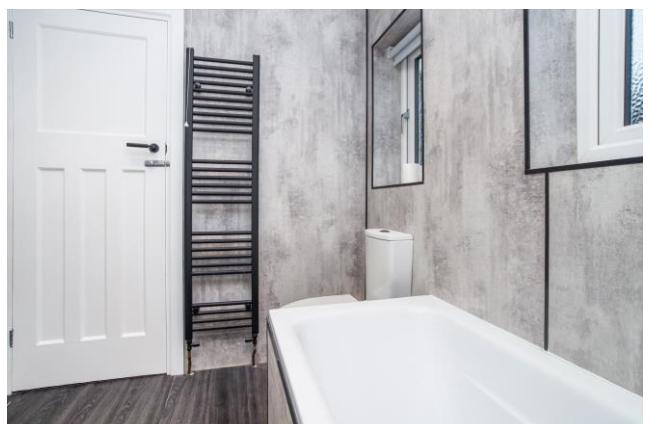
**BEDROOM 2**

**BEDROOM 3 (7' x 6'5)** UPVC double glazed window to the front and radiator.



**BEDROOM 3**

**BATHROOM (7'9 x 6'4)** Four piece suite comprising panelled bath, WC, vanity unit wash hand basin and walk-in shower unit. Wood effect laminate flooring, panelled ceiling and two UPVC double glazed frosted windows to the side.



**BATHROOM**

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**OUTSIDE** Gated flagstone driveway and lawned front garden with borders housing a variety of shrubs and bushes. Enclose rear garden laid to flagstones with wooden shed.

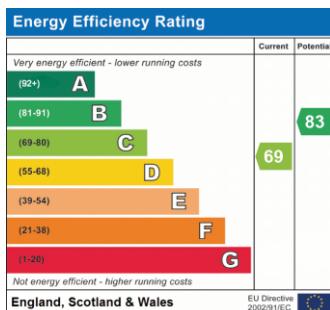


GARDEN

**TENURE** To be confirmed by the vendor.

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

**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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\*UK Rightmove, Market Share Information  
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