Cumbrian
PROPERTIES

4 Lansdowne Close, Stanwix, Carlisle

Price Region £200,000

EPC-C

Detached property | North of Carlisle
2 reception rooms | 4 bedrooms | Shower room
Integral garage | Gardens & Driveway

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A generously proportioned four bedroom, two reception detached family home situated in this prime residential location to the north of Carlisle. The UPVC double glazed and gas central heated accommodation, which does require some upgrading and refurbishment throughout, briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility and cloakroom. To the first floor are four bedrooms and spacious shower room. Conveniently situated close to many local amenities including shops, schools and regular bus routes across the city. Easy access to the M6 at J44 and the western bypass. An ideal home for the growing family.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via UPVC double glazed door into entrance porch
ENTRANCE PORCH Dwarf wall construction with UPVC double glazed windows to front and side, tiled floor and UPVC double glazed door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, laminate flooring and doors to lounge, dining room, kitchen and cloakroom.

ENTRANCE HALL

LOUNGE (17'2 max x 12'6 max) Wall mounted flueless gas fire, UPVC double glazed window to the front, coving to ceiling, two radiators, laminate flooring, UPVC double glazed windows and door to the rear elevation.

LOUNGE

KITCHEN (10'3 max x 9'4 max) Fitted with a range of wall and base units with complementary worksurfaces, matching splashbacks and a 1.5 bowl stainless steel sink unit with drainer and mixer tap. Four ring halogen hob with glass splashback behind and extractor hood above. Built in electric eye level double oven, integrated dishwasher, fridge and freezer. Under unit lighting, UPVC double glazed window to the rear and laminate flooring. Archway leading to utility.

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KITCHEN

DINING ROOM (10'5 x 9'9) UPVC double glazed window to the rear, radiator, laminate flooring.

DINING ROOM

UTILITY Fitted worksurface, plumbing for washing machine and space for tumble dryer and further appliance. Laminate flooring, UPVC double glazed window to the side and UPVC double glazed door to the rear garden.

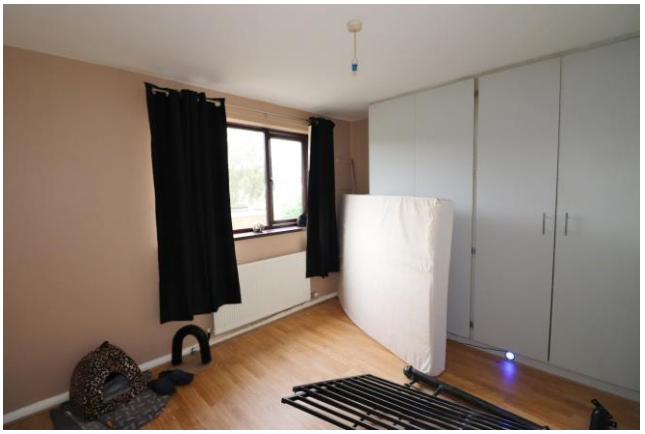
CLOAKROOM Two piece suite comprising low level WC and corner wash hand basin. Part tiled walls, laminate flooring and a wooden single glazed frosted window facing into the entrance porch.

FIRST FLOOR LANDING Airing cupboard housing the Worcester gas combination boiler, UPVC double glazed window to the front, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (12'4 x 10'4) UPVC double glazed window to the rear, radiator and laminate flooring.

BEDROOM 2 (11'8 max x 10'7 max) UPVC double glazed window to the rear, built in storage cupboards, radiator and laminate flooring.

BEDROOM 1



BEDROOM 2

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BEDROOM 3 (10'5 x 7') UPVC double glazed window to the rear, radiator and laminate flooring.

BEDROOM 4 (8'6 x 7'5) UPVC double glazed window to the front and radiator.

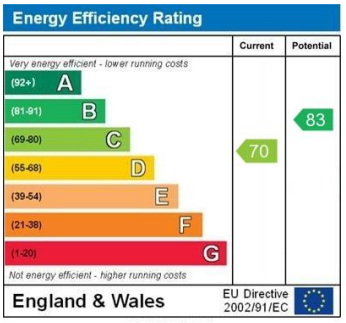
SHOWER ROOM White three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Tiled walls, UPVC double glazed frosted window to the front, vinyl flooring and a chrome towel rail radiator.

BEDROOM 3

SHOWER ROOM

OUTSIDE To the front of the property is a generous lawned garden and concrete driveway providing ample off road parking. Low maintenance rear garden mainly laid to flags with timber garden shed and access to the front via wooden gate. The property additionally benefits from solar panels which do have a feeding tariff back into the property. Further details will be supplied by the vendor.

SINGLE GARAGE With up and over door, power and lighting.

REAR OF PROPERTY

COUNCIL TAX BAND To be confirmed
TENURE To be confirmed
SERVICES Mains water, gas and electricity are connected
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940