

# Cumbrian Properties

52 Lowry Gardens, Stanwix



**Price Region £200,000**

**EPC-C**

Three storey townhouse | North of the city  
First floor lounge | 3 bedrooms | 3 bathrooms  
Driveway and garage | Spacious rear garden

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This beautifully presented and spacious two/three bedroom townhouse with driveway, garage and low maintenance rear garden situated to the north of the city in the popular location of Stanwix is a perfect opportunity for a first time buyer or equally suitable as a buy to let investment. Situated near many local amenities including shops and bus stops, just a five minute drive from the city centre and easy access to the M6 motorway, local schools and nearby parks and cycling routes offering plenty of opportunities for leisure and exercise making this the perfect family home. The accommodation briefly comprises entrance hallway with door to an outdoor storage unit, utility room, shower room, bedroom 3/dining room and shower room. To the first floor there is a generous lounge and dining kitchen with integrated appliances. To the second floor there are a further two bedrooms – both with en-suite facilities.

The accommodation with approximate measurements briefly comprises:

Entry via a glazed composite door into entrance hallway

**ENTRANCE HALLWAY (16'10 x 3')** Staircase to the first floor, solid wooden doors to storage cupboard, cupboard housing the water tank integral garage, utility room, cloakroom and bedroom 3/dining area.



ENTRANCE HALL

**UTILITY ROOM (7'10 x 5'7 max)** Fitted worksurfaces, wall and base units, single bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, space and plumbing for washing machine. Tiled flooring, radiator and double glazed composite door to the rear.

**SHOWER ROOM** Three piece suite comprising of shower unit, WC and wash hand basin. Double glazed frosted window to the side, radiator and vinyl flooring.



SHOWER ROOM



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**BEDROOM 3 / DINING ROOM (8'8 x 8')** Double glazed window to the rear and radiator.



BEDROM 3 / DINING ROOM

**FIRST FLOOR LANDING** Solid wooden doors to the lounge and dining kitchen. Steps up to the second floor landing.

**LOUNGE (17'6 max x 14'7 max)** Double glazed window to the side and two double glazed windows to the front.



LOUNGE

**DINING KITCHEN (12'8 max x 8')** Fitted kitchen incorporating marble worksurfaces and upstands, stainless steel sink unit with drainer and mixer tap, electric hob with extractor above, integrated fridge/freezer, oven, microwave and dishwasher. Vinyl flooring, radiator and built in breakfast bar.



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**SECOND FLOOR LANDING** Solid wooden doors to bedrooms 1 and 2.

**BEDROOM 1 (12'7 max x 11'9 max)** Two double glazed windows to the front, radiator, solid wood built in wardrobes, loft access and door to the en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM** Three piece suite comprising WC, panelled bath with shower attachment and wash hand basin with mixer tap over vanity unit. Tiled splashbacks, LED spotlights, radiator and double glazed frosted window to the side.



EN-SUITE BATHROOM

**BEDROOM 2 (12'7 max x 10'8 max)** Double glazed windows to the rear, radiator, free standing wardrobes and door to en-suite shower room.



BEDROOM 2



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**EN-SUITE SHOWER ROOM** Three piece suite comprising WC, walk-in corner shower unit with tiled splashbacks and wash hand basin over vanity unit with floating vanity mirror above with LED spotlights. Tiled flooring, radiator and towel rail holder.



EN-SUITE SHOWER ROOM

**OUTSIDE** To the front of the property there is a driveway with access to the integral garage. To the rear is a low maintenance garden which is partly paved and partly turfed with wooden fencing, plants and shrubs.



REAR GARDEN

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

**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.

