



## The Lawn, 4 Lismore Place

Carlisle, CA1 1LX

Guide Price £355,000



- Substantial Semi-Detached Family Home
- Three Reception Rooms plus Dining Kitchen
- Family Bathroom, Two En-Suites & WC/Cloakroom
- Gated Off-Road Parking
- Conveniently Situated for City Living
- Retained Period Features
- Five Double Bedrooms
- Low-Maintenance Rear Garden
- Gas Central Heating & Double Glazing
- EPC - E

# The Lawn, 4 Lismore Place

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The Lawn, 4 Lismore Place is one exceptional property. This handsome semi-detached family home offers substantial accommodation including three reception rooms and five double bedrooms and is conveniently situated moments away from Carlisle city centre. Whilst the property is in requirement of some modernisation, it provides an excellent opportunity to adapt and create an exceptional family home or subject to relevant permissions, a wonderful B&B or guest house. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing, briefly comprises entrance vestibule, hallway, three reception rooms, en-suite, dining kitchen, wet room and WC/cloakroom to the ground floor with a landing, five double bedrooms and bathroom to the first floor. Externally the property has off-road parking to the front and a low-maintenance garden to the rear. EPC - E and Council Tax Band - E.

Located just off Warwick Road, one of the Border City's main arterial routes, which benefits easy access into the City Centre along with access back towards Rosehill which has connections to the M6 Motorway J43 and the A69. Within the City Centre itself, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. For rail commuting, Carlisle's Citadel railway station offers high speed rail links both North and South via the West Coast mainline. Schools and Nurseries for all ages can be found within proximity to Warwick Road along with approved plans for the new £77.5m University of Cumbria Campus within the city centre.



## ENTRANCE VESTIBULE

Entrance door from the side elevation with internal door to the hallway, and original tiled flooring.

## HALLWAY

Internal doors to three reception rooms, kitchen, WC/cloakroom and wet room, external door to the rear garden, double glazed window to the rear garden, stairs to the first floor landing, under-stairs cupboard and radiator.

## RECEPTION ONE

13'11" x 10'8" (4.24m x 3.25m)

Double glazed bay window to the front aspect, radiator and internal sliding door to the en-suite. Measurements not including the bay.

## EN-SUITE

7'10" x 3'11" (2.39m x 1.19m)

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator and an obscured double glazed window.

## RECEPTION TWO

15'11" x 13'11" (4.85m x 4.24m)

Double glazed door to the front garden with double glazed windows either side, radiator and original fireplace.

## RECEPTION THREE

13'10" x 10'10" (4.22m x 3.30m)

Double glazed door to the rear garden and radiator.

## DINING KITCHEN

19'0" x 14'7" (5.79m x 4.45m)

Fitted kitchen comprising of base and wall units with worksurfaces above. Range-style cooker, extractor fan, one bowl stainless steel sink with mixer tap, radiator and four double glazed windows. Measurements to the maximum points.

## WET ROOM

7'0" x 3'10" (2.13m x 1.17m)

Part-tiled walls with electric shower unit.

## WC/CLOAKROOM

5'6" x 3'11" (1.68m x 1.19m)

Two piece suite comprising WC and wash hand basin. Radiator and an obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to five bedrooms and bathroom, and an opening to a storage cupboard.

## BEDROOM ONE

15'0" x 14'8" (4.57m x 4.47m)

Double glazed window to the front aspect, double glazed window to the side aspect, and radiator.

## BEDROOM TWO

13'10" x 13'1" (4.22m x 3.99m)

Two double glazed windows to the front aspect, radiator and built-in wardrobes.

## BEDROOM THREE

13'10" x 11'0" (4.22m x 3.35m)

Double glazed window to the rear aspect, radiator, retained decorative fireplace, cupboard housing the gas boiler plus water cylinder with electric immersion and a loft access point. We have been advised the loft is part boarded with lighting internally.

## BEDROOM FOUR

10'9" x 8'0" (3.28m x 2.44m)

Double glazed window to the side aspect, radiator and retained decorative fireplace.

## BEDROOM FIVE

13'10" x 8'11" (4.22m x 2.72m)

Double glazed window to the side aspect and retained decorative fireplace.

## BATHROOM

9'4" x 6'10" (2.84m x 2.08m)

Three piece suite comprising a WC, vanity wash hand basin and corner bath with electric shower over. Fully-tiled walls, radiator and two obscured double glazed windows.

## EXTERNAL

Accessing the front of the property through imposing gateposts with double metal gates to a parking area allowing off road parking for multiple vehicles, with a mature front garden including trees and shrubs. Pathway with steps down the side elevation of the property to the entry door and towards the rear garden. The rear garden is low-maintenance benefitting an access gate to the rear lane and a brick outbuilding.

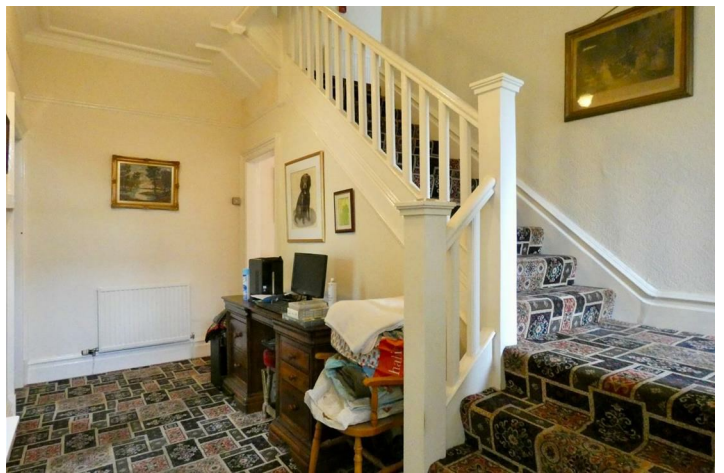
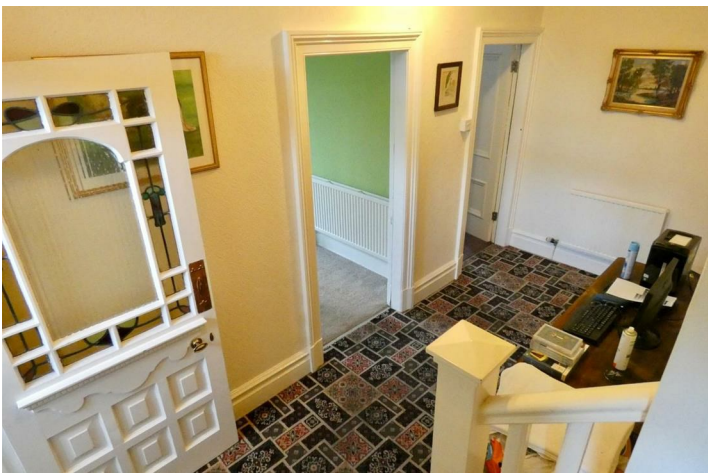
## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - famed.vocab.hike

# Floorplan



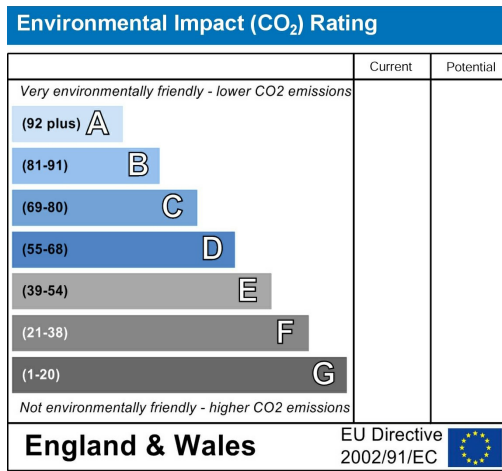
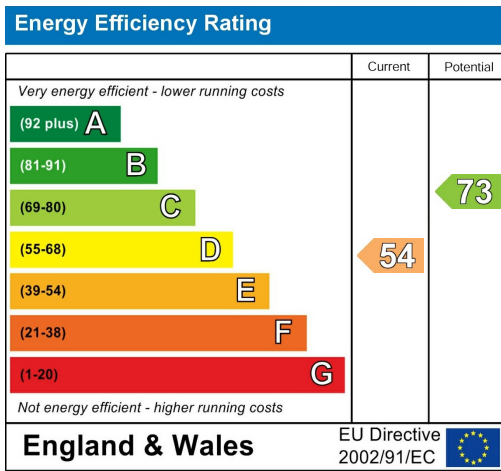








### Energy Efficiency Graph



### Viewing

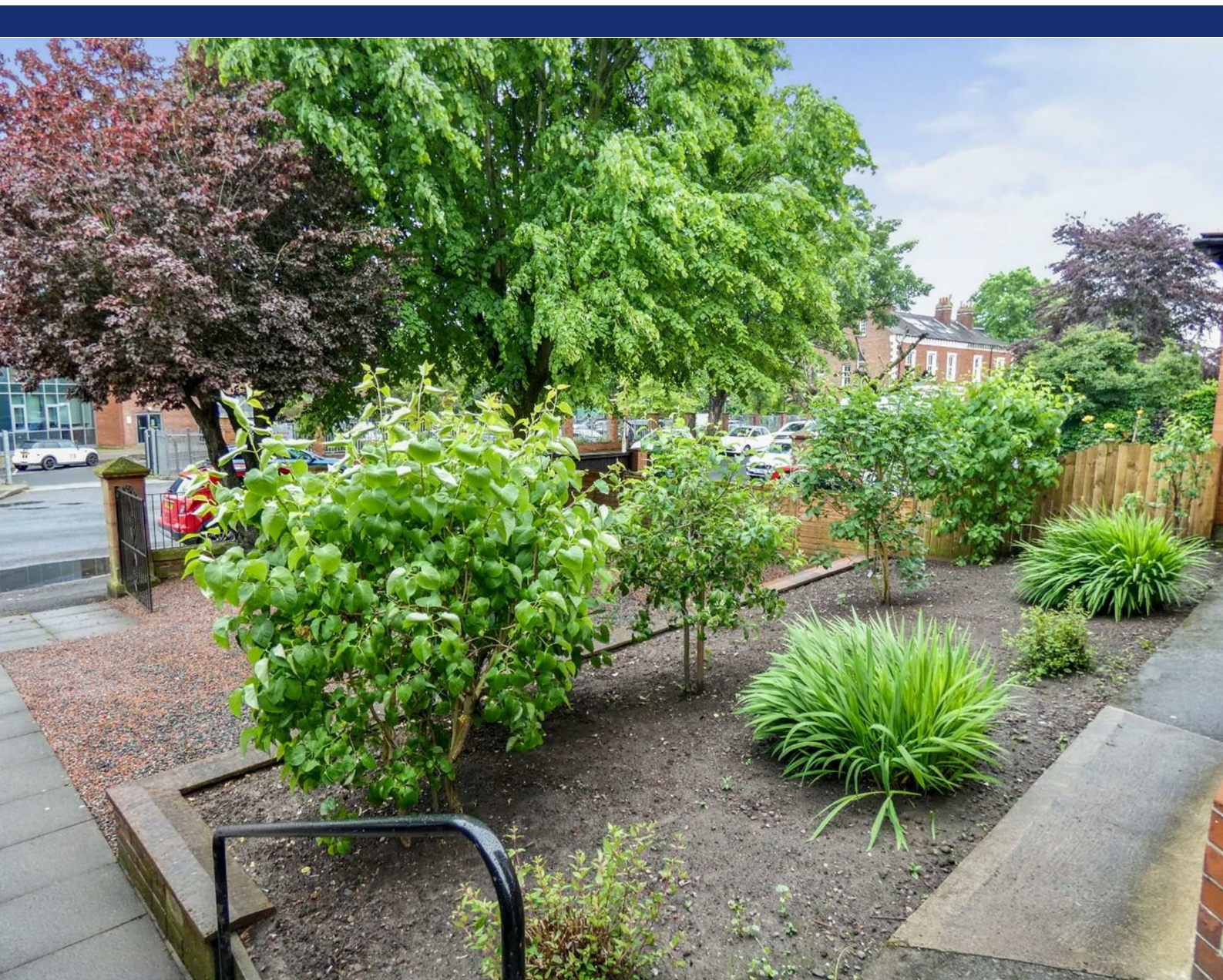
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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