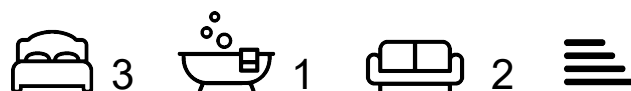




Lansdowne Crescent

Carlisle, CA3 9EH

Guide Price £230,000



- Semi-Detached House with Excellent Corner Position
- Ideal Family Home within Walking Distance of Stanwix Primary School
- Galley Kitchen with Adjoining Utility
- Family Bathroom with Separate WC
- Off-Street Parking, Detached Garage, and an EV Charging Point
- Wonderful Opportunity to Personalise and Make Your Own
- Two Bright Reception Rooms
- Three Bedrooms including Two Double and One Single
- Lawned Gardens to the Front, Side and Rear
- EPC - TBC

Lansdowne Crescent

Carlisle, CA3 9EH

Guide Price £230,000



Occupying an attractive corner position with a wide, open outlook to the front, this well-proportioned three-bedroom semi-detached house with garage enjoys a desirable setting within the popular Stanwix area of Carlisle. The accommodation includes two bright reception rooms, a galley-style kitchen with adjoining utility room, three bedrooms, and a family bathroom with separate WC, making it an ideal choice for families, professionals or buyers seeking a conveniently located home. Outside, lawned gardens extend to the front, side and rear, complemented by ample off-street parking, a detached garage and an EV charging point. The property offers an excellent opportunity for buyers to introduce their own style through gradual improvements, while the corner plot may also provide scope to extend, subject to the relevant permissions and should the new owner wish to do so. Within walking distance of Stanwix Primary School and well placed for local amenities, transport links and Carlisle city centre, this is a practical and appealing home in one of the city's most sought-after residential areas. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - C.

Stanwix is widely regarded as one of Carlisle's most desirable residential areas, enjoying an elevated position to the north of the city and offering an excellent balance of convenience, connectivity and lifestyle appeal. Popular with a wide range of buyers, the area benefits from a strong selection of local amenities including shops, supermarkets, cafés, schools and healthcare services, while Carlisle city centre is just a short distance away for a more extensive choice of retail, dining and professional services. For those needing to commute, Stanwix is particularly well placed with easy access to the M6 and A69, together with Carlisle railway station providing excellent wider connections on the West Coast Main Line. The area also offers plenty in terms of leisure, with attractive nearby green spaces, riverside walks and easy access to Carlisle's broader range of fitness, recreational and cultural facilities, making Stanwix a highly appealing location for those seeking a well-connected and established place to call home.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining/sitting room and kitchen, radiator, stairs to the first floor landing with an under-stairs store, and a double glazed window to the side aspect.

LIVING ROOM

Two double glazed windows to the front aspect, radiator, and an open fire with 'Chimney Sheep' draught excluder installed.

DINING/SITTING ROOM

Double glazed bay window with external door to the rear garden, radiator, exposed floorboards, and a multi-fuel stove set within the chimney breast.

KITCHEN

Fitted base, wall and drawer units with worksurfaces, breakfast bar and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space with plumbing for a slimline dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, towel radiator, recessed lighting, opening to the utility room, and a double glazed window to the side aspect.

UTILITY ROOM

Fitted base unit with worksurface above, space with plumbing for a washing machine, space for a tumble dryer, wall-mounted gas boiler, double glazed window to the rear aspect, and an external door to the side driveway.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and WC, loft-access point, and a double glazed window to the side aspect.

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, and two fitted wardrobes.

BEDROOM TWO

Double glazed bay window to the rear aspect, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

BATHROOM

Comprising a vanity unit with wash basin, and bathtub with mains shower over. Fully-tiled walls, towel radiator,

recessed lighting, and an obscured double glazed window.

WC

WC, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway,

To the front of the property is a lawned garden, with a selection of mature trees, bushes and hedging, along with a further lawned garden to the side of the property. The block-paved driveway is positioned to the side of the property, allowing off-street parking for two vehicles and benefitting from an 'OHME' EV charging point, access to the detached garage, and an external cold water tap.

Rear Garden:

To the rear of the property is a lawned garden with mature hedging to the boundaries, alongside a paved seating area accessible from the sitting/dining room.

GARAGE

Manual up-and-over garage door, two single glazed windows, power sockets, and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///crunch.simply.gently](https://www.what3words.com////crunch.simply.gently)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



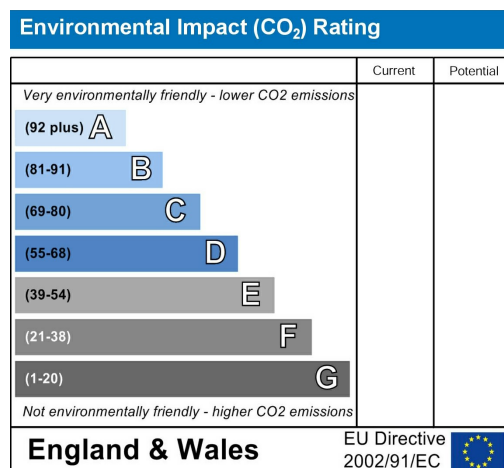
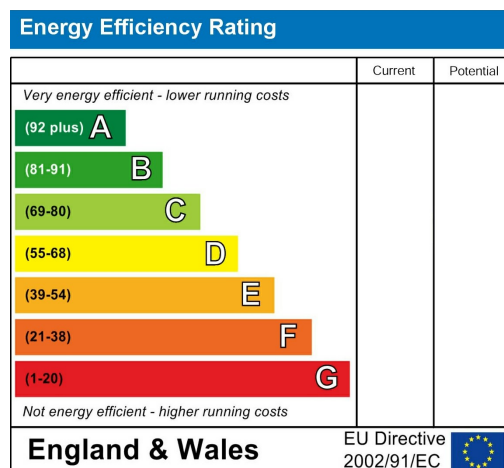
HUNTERS



HUNTERS



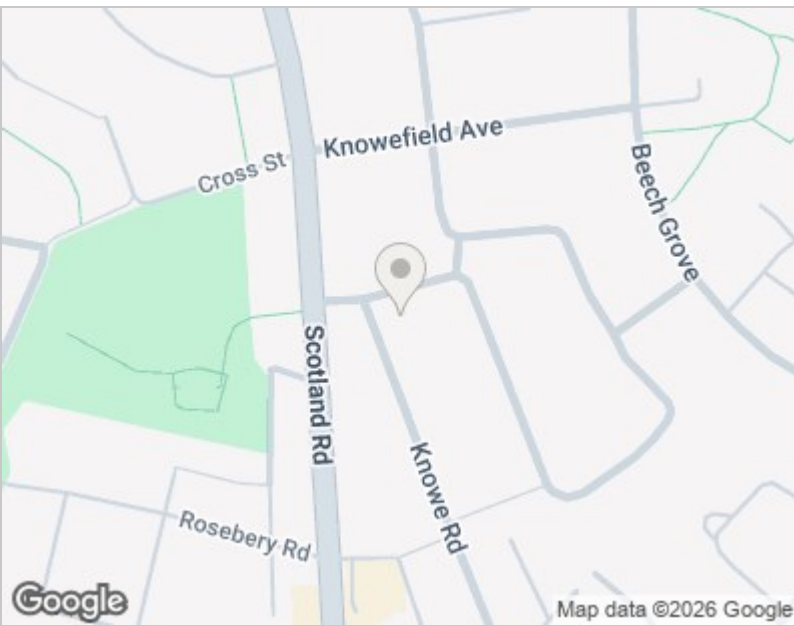
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

