



Lansdowne Crescent

Carlisle

£197,950

- *4 Bedroom Semi-Detached House*
- *Gas Central Heating & Double Glazing*
- *Gardens*
- *Garage*

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Lansdowne Crescent

Carlisle, CA3 9ET

Four Bedroom Semi-Detached House

A rare opportunity to acquire an extended four bedroom semi-detached house offering a spacious kitchen and living area. Situated within this highly sought after area conveniently close to an abundance of local shops and amenities. Ideal for a growing family. The property benefits from gas central heating and double glazing. The accommodation briefly comprises: Hall, Living Room with patio doors and a Living Flame gas fire, Dining Room with bay window, Breakfast Kitchen with integrated gas hob and electric oven, Stairs to Landing, 4 Bedrooms and a Shower Room/WC. Externally there are mature gardens to the front and rear. There is also a driveway and a garage. NO ONWARD CHAIN. An early viewing is recommended to avoid disappointment.



Rooms and Layout

Hallway

Living Room

6.59m x 3.58m (21' 7" x 11' 9")

Dining Room

3.9m x 3.59m (12' 10" x 11' 9")

Kitchen

6.49m x 3.19m (21' 4" x 10' 6")

Stairs to Landing

Bedroom

5m x 2.34m (16' 5" x 7' 8")

Bedroom

3.6m x 3.06m (11' 10" x 10')

Bedroom

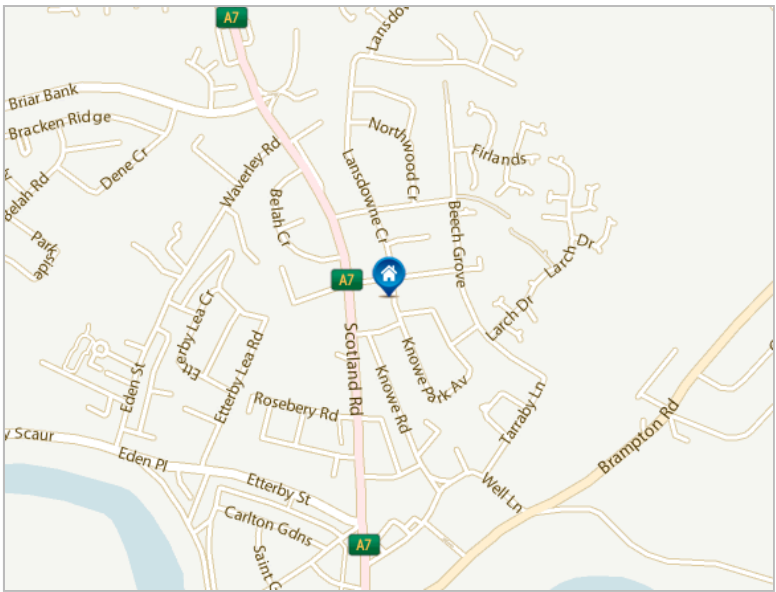
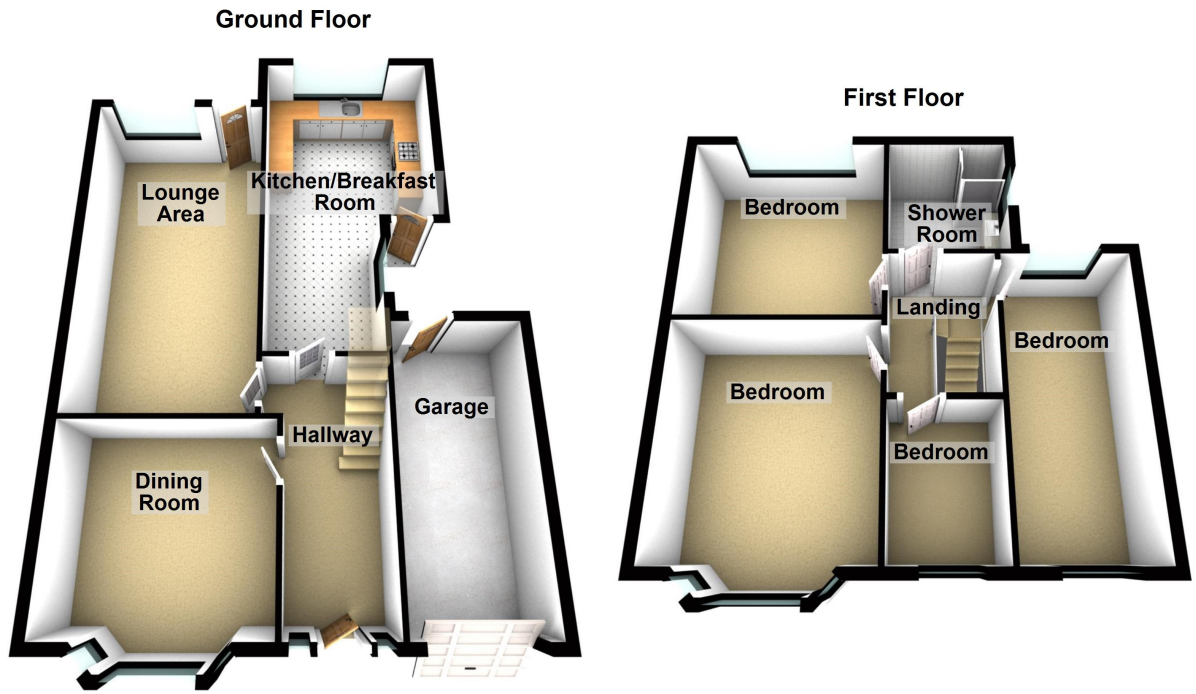
3.86m x 3.08m (12' 8" x 10' 1")

Bedroom

2.45m x 2.04m (8' x 6' 8")

Shower Room/WC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

If you would like to arrange to view the property or make an offer, please contact our Carlisle office on 01228 888999.

Important note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. BPK Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. No persons in the employment of BPK Estate Agents has any authority to make or give representation or warranty whatsoever

