



**Hayward
Tod**

3 Bedroom Semi Detached House | 71 Lansdowne Crescent | Carlisle | CA3 9ER
Offers In Excess Of £200,000





A rare opportunity to secure an unmodernised semi-detached home in a popular area to the north of the city. Well cared for and maintained by the current owners but ready for the incoming buyer to improve and reconfigure to their desired specification.

entrance hallway and stairs | living dining room | kitchen | rear porch | three bedrooms | shower room | driveway parking | coal store | attached garage | rear garden | double glazing | electric heating | EPC - E | council tax band C | mains water, electricity and drainage | freehold

APPROXIMATE MILEAGES

City centre 1.5 | M6 motorway 1.5 | Primary schools 0.5 & 1 | Newcastle International Airport 56

WHY LANSDOWNNE CRESCENT?

A sought after residential area to the north of the city favoured by residents of all ages thanks to its proximity to a wide range of amenities including supermarkets, bars, restaurants, schools, public transport and park land.

ACCOMMODATION

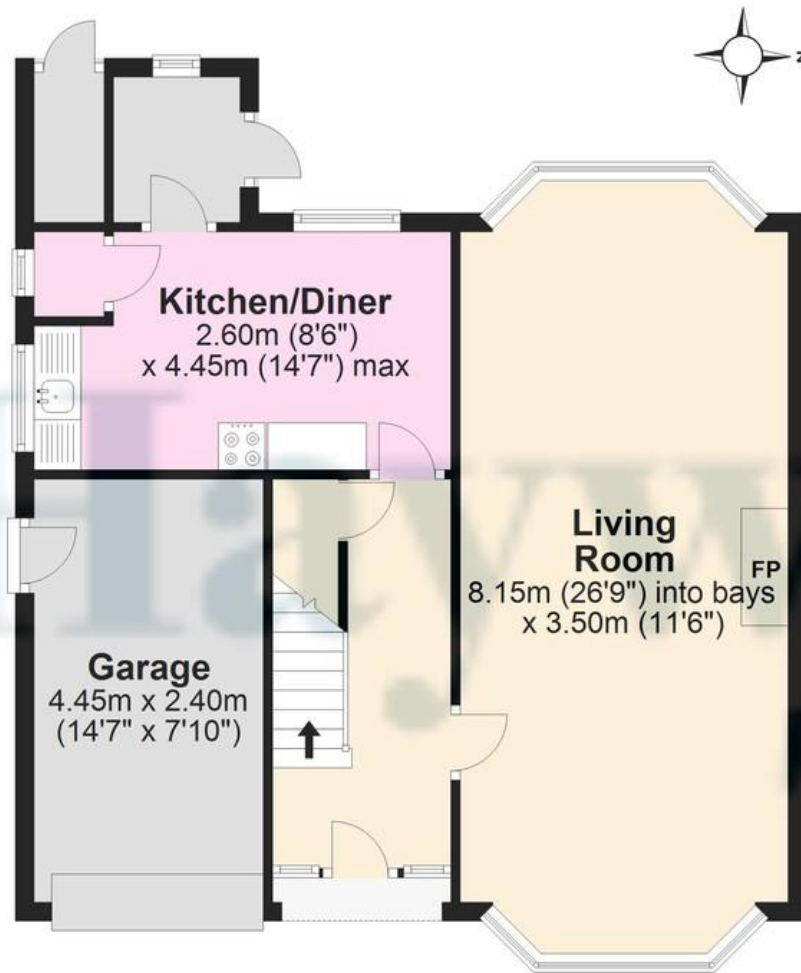
Spacious and well laid out, ready to be improved and modernised by the incoming buyer the property has a wide entrance hallway which leads through to the breakfast kitchen at the rear. There is a dual aspect living space with a bay window to the front. At first floor level there are three bedrooms, two of which are good doubles and the third a single, and a modern shower room. The garden, currently accessed from the kitchen via a lean to porch is a good size and mostly laid to lawn. Mature borders flank the lawn and the plot is afforded good privacy thanks to the orientation of neighbouring homes. A small lawn and driveway parking are found in front of the property and the attached single garage provides good storage or the possibility to extend the living space if required.





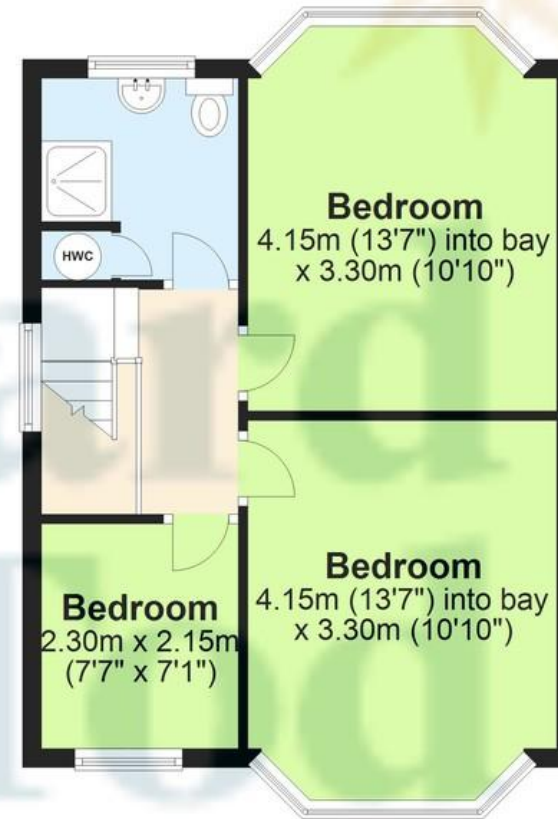
Ground Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.