

# Cumbrian Properties

30 The Green, Dalston



**Price Region £365,000**

**EPC-E**

Detached dormer bungalow | Popular village location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Parking and garage | Gardens with open aspect

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## 2/ 30 THE GREEN, DALSTON

Situated on The Green in a sought after location in the desirable village of Dalston, this three bedroom detached dormer bungalow offers generous gardens with an open aspect to the front and rear, plenty of off street parking and garage. Neutrally decorated throughout, the double glazed and gas central heated accommodation comprises of entrance porch, spacious entrance hall with a practical ground floor cloakroom, generous dining lounge with patio doors to the rear garden, sun room, a ground floor double bedroom, kitchen and separate utility room. To the first there are a further two double bedrooms with fitted wardrobes and a four piece bathroom. To the rear of the property is a lawned garden with flag stone patio seating area enjoying an open aspect backing onto the Dalston recreational field. Tarmac driveway to the front providing ample parking leading up to the single garage with power and water supply. Dalston is a popular village to the west of the city with its own primary and secondary schools, church, pubs and shops, doctors and railway station. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE PORCH** Double glazed frosted windows and door to entrance hall.

**ENTRANCE HALL** Staircase to the first floor, coving to ceiling, built in cloaks cupboard and doors to lounge, ground floor bedroom and cloakroom.

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Panelled walls, heated towel rail, panelled ceiling with spotlights and double glazed frosted window.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (27'5 max x 13'4 max)** Pebble effect electric fire, double glazed window to the side, coving to ceiling, double glazed patio doors leading out to the rear garden and doors to kitchen and sun room. Step down into sun room.



**SUN ROOM (12'10 x 10')** Double glazed patio doors leading out to the rear garden, double glazed window to the side, gas heater, coving to ceiling and full height double glazed window overlooking the patio.



SUN ROOM

**KITCHEN (12' x 8'5)** Fitted kitchen incorporating sink unit with mixer tap, breakfast bar, tiled splashbacks, electric oven and grill with four burner gas hob and extractor hood above. Panelled ceiling with spotlights, gas boiler, wood effect flooring, door to utility, double glazed window and UPVC door to the side of the property.



KITCHEN

**UTILITY (8'7 max x 6' max)** Plumbing for washing machine and dishwasher, space for tumble dryer, base units, panelled walls, stainless steel sink with mixer tap, double glazed window and panelled ceiling with spotlights.



UTILITY



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**BEDROOM 3 (11'3 x 10'6)** Double glazed window to the front and coving to ceiling.



BEDROOM 3

**FIRST FLOOR LANDING** Doors to a further two bedrooms and bathroom. Loft access an built in cupboard housing the water tank.

**BEDROOM 1 (23'3 max to under eaves x 8'7 max)** A range of fitted wardrobes and a double glazed window.



BEDROOM 1

**BEDROOM 2 (16' max x 11'4 max)** Built in wardrobe, built in eaves storage and double glazed window to the rear.



BEDROOM 2

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**BATHROOM (6' x 5'5)** Four piece suite comprising of a walk-in fully boarded shower cubicle, panelled bath, wash hand basin and WC. Tiled walls, panelled ceiling with spotlights and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property is a tarmacadam driveway providing ample parking, a low maintenance raised flower bed and a single garage with power and water supply and pedestrian door at the rear. Rear lawned garden with flag stone patio seating areas, mature trees, greenhouse, gate providing pedestrian access to the front of the property and an open aspect backing on to the childrens play park and Dalston Recreation Centre.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band E

**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.

