

Cumbrian Properties

25 Carlisle Road, Dalston



Price Region £240,000

EPC-

Extended semi-detached property | Popular village location
2 reception rooms | 3 bedrooms | Four piece bathroom
Generous gardens | Drive & garage

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2/ 25 CARLISLE ROAD, DALSTON

An extended, three bedroom, two reception room, semi-detached property situated in the popular village of Dalston with driveway parking for three vehicles, garage and gardens. The property is well-presented throughout and briefly comprises spacious entrance porch with storage, dining lounge with contemporary flame effect electric fire, a 24' dining kitchen with French doors to the rear garden, snug/second reception room and separate utility room. To the first floor there are two double bedrooms, both with fitted storage, single bedroom and a four piece family bathroom with walk-in shower cubicle. Externally, to the front of the property is a block paved driveway providing off-street parking for three vehicles along with a lawned garden and single garage. To the rear of the property is a generous lawned garden with sandstone patio area providing the potential to extend (subject to planning permission). Situated in the popular village of Dalston with a wealth of amenities including primary and secondary schools, shops, doctors and railway station.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Door to dining lounge, understairs storage cupboard, staircase to the first floor, radiator and wood flooring.



ENTRANCE PORCH

DINING LOUNGE (24' max x 15'8 max) Wall mounted contemporary electric fire, double glazed window to the front with radiator below, wood flooring, further radiator and glazed doors to the dining kitchen.



DINING LOUNGE

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DINING KITCHEN (23' max x 12'5 max) Fitted kitchen incorporating an electric oven and five ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, space for American style fridge freezer, integrated dishwasher, under counter lighting, apex ceiling with spotlights, two vertical radiators, standard radiator, tile effect flooring, double glazed windows and double glazed French doors to the rear garden, and door to the snug.



DINING KITCHEN

SNUG (9'9 x 9') Wood effect flooring, radiator, built-in storage cupboard and door to utility.



SNUG



UTILITY

UTILITY (9'6 x 5'7) Base units, plumbing for washing machine, space for tumble dryer, combi boiler, ceiling spotlights, wood effect flooring, radiator and door to garage.

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FIRST FLOOR

LANDING Doors to bedrooms and bathroom, fitted storage cupboard, double glazed frosted window and loft access.

BEDROOM 1 (12'7 x 11'5) Double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (12'7 x 12') Double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2

BEDROOM 3 (8' x 7'4) Double glazed window to the front and radiator.



BEDROOM 3

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BATHROOM (9'7 x 5'4) Four piece suite comprising walk-in shower cubicle with waterfall shower head, panelled bath, wash hand basin and WC. Double glazed frosted window, tile effect flooring, panelled ceiling with spotlights and heated towel rail.



BATHROOM

OUTSIDE To the front of the property is a lawned garden along with a block paved driveway providing off-street parking for three vehicles leading up to the single garage. To the rear of the property is a generous lawned garden with a sandstone patio seating area, outside tap and external sockets.



REAR GARDEN

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.

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455

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more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

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4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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