

# Cumbrian Properties

66 Dalston Road, Carlisle



Price Region £250,000

EPC-

Traditional period terraced property | Original features  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Private parking | Gardens

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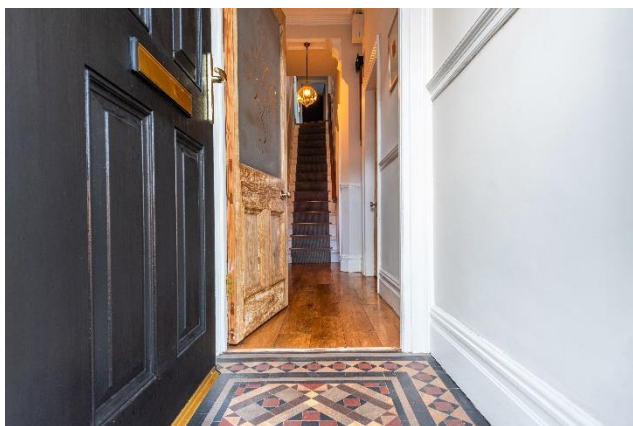
This stunning, three bedroom, two reception room, two bathroom, traditional terraced property offers everything you would hope for in a period home including open fires, log burner, original wooden floors, coving and cornice, with the added benefit of private parking, garden and terrace. The traditional property also has a modern, contemporary feel and is tastefully decorated throughout in keeping with the period.

The accommodation briefly comprises vestibule with original tiled flooring, entrance hall leading to bay front lounge with open fire, rear sitting room/dining room with log burning stove and French doors to the rear garden. Modern kitchen with exposed feature brick wall, separate utility room and stunning ground floor bathroom with free-standing roll top bath and wooden Parquet flooring. To the first floor is a bay fronted master bedroom and two further bedrooms, all with original fireplaces, and a first floor shower room. Externally the property has generous gardens including a decked seating terrace, large car port (currently used as a covered paved garden), and a low maintenance lawned garden. Situated within walking distance of the city centre and in catchment of excellent primary and secondary schools with local amenities of Denton Holme less than a five minute walk away. This property would make an excellent home for couples and families alike.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into vestibule.**

**VESTIBULE** Original tiled flooring, coving to the ceiling, picture rail and original glazed door into entrance hall.



VESTIBULE

**ENTRANCE HALL** Karndean wooden flooring, cast iron radiator, original coving and cornice, and staircase to the first floor. Doors to lounge and sitting room/dining room.



ENTRANCE HALL

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**LOUNGE (15' x 12'6)** Open fire on a slate hearth with wooden surround, double glazed bay window to the front with feature stained glass, original ceiling rose, coving and picture rail, two cast iron radiators and Karndeian wooden flooring.



LOUNGE

**SITTING ROOM / DINING ROOM (14' x 13'4)** Fireplace housing a wood burning stove (Hetas certified) on a slate hearth, double glazed French doors to the rear garden, original ceiling rose, coving and picture rail, cast iron radiator and Karndeian wooden flooring. Door to kitchen.



SITTING ROOM / DINING ROOM

**KITCHEN (16' x 8')** Fitted kitchen incorporating a free-standing electric double oven with four burner gas hob, Belfast sink with mixer tap, solid oak worksurfaces, integrated wine cooler, three double glazed windows and UPVC door to rear garden. Tiled flooring, built-in pantry, feature exposed brick wall, cast iron radiator and sliding wooden door to the utility room.



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**UTILITY ROOM (6' x 6')** Fitted with a range of wall and base units with plumbing for washing machine, solid oak worksurfaces, brick effect tiled splashback, UPVC double glazed window, tiled flooring, access to a small loft and door to the bathroom.



UTILITY ROOM

**BATHROOM (8' x 6')** Three piece suite comprising free-standing roll top bath, wash hand basin and WC. Frosted glazed window, part wood panelled walls, cast iron radiator and Parquet wooden flooring.

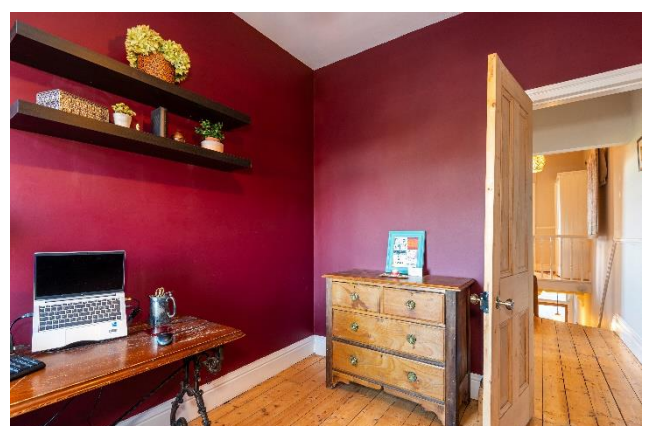


BATHROOM

## **FIRST FLOOR**

**HALF LANDING** Wood flooring, doors to shower room and bedroom three.

**BEDROOM 3 (9'9 x 8')** Double glazed window to the rear, original wooden flooring, cast iron radiator and original decorative cast iron fireplace.



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**SHOWER ROOM (5'8 x 4'6)** Three piece suite comprising fully tiled shower cubicle with waterfall showerhead, corner wash hand basin and WC. Frosted glazed window, heated towel rail, fully tiled walls, tiled flooring and ceiling.



SHOWER ROOM

**LANDING** Doors to bedroom one and two, original built-in storage cupboard, coving to the ceiling and original stained glass skylight leading to the main loft.



LANDING

**BEDROOM 1 (16'9 max x 15' into the bay)** Original cast iron fire with decorative tiled inset on a slate hearth, double glazed bay window to the front, original ceiling rose, coving and picture rail, cast iron radiator and original wooden flooring.



BEDROOM 1

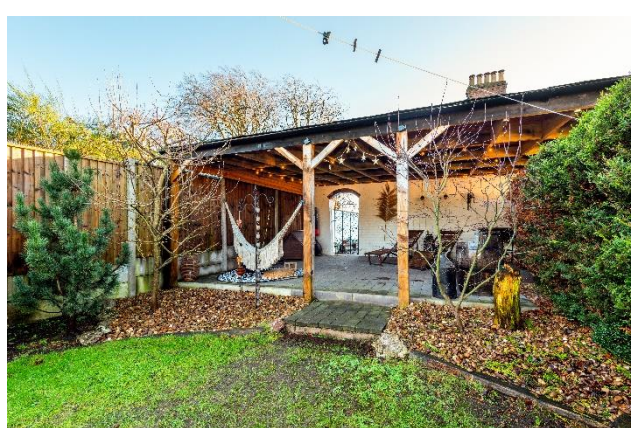
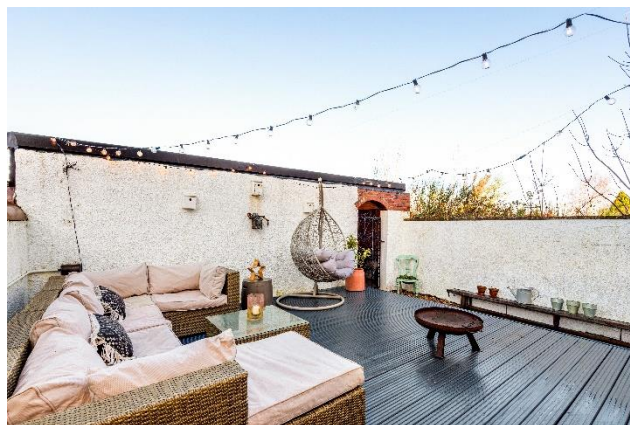
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**BEDROOM 2 (14' max x 10'4 max)** Built-in storage cupboard housing the combi boiler, original cast iron inset, double glazed window to the rear, cast iron radiator, ceiling rose and original wooden flooring.



BEDROOM 2

**OUTSIDE** To the front of the property is a low maintenance forecourt. To the rear of the property is a generous private terrace with a decked seating area and outside tap. An iron gate gives access to the rear of the property. Private paved car port, currently used as a cover garden, with external electrical sockets, leading onto a low maintenance private lawned garden with garden shed and paved patio.



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

**COUNCIL TAX** We are informed the property is Tax Band B.

**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.

EPC GRAPH TO FOLLOW