

# Cumbrian Properties

10 Nine Rigg, Dalston



**Price Region £245,000**

**EPC-**

Semi-detached | Drive & garage  
2 reception rooms | 3 bedrooms | 1 shower room  
Conservatory | No onward chain

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## 2/ 10 NINE RIGG, DALSTON

This exceptionally spacious, three bedroom, 2 reception room, semi-detached house, offers plenty of living space along with low maintenance gardens, off-street parking, and garage. Situated in the popular village of Dalston, the property is double glazed and gas centrally heated and comprises of a spacious entrance porch providing excellent space for pushchairs, leading through to a handy utility, ground floor cloakroom and access to the garage and rear garden. The main entrance hall of the house provides understairs storage leading to the dining lounge with gas fire, modern kitchen with integrated appliances and the conservatory overlooking the garden. To the first floor, there are two double bedrooms and a single bedroom/office, all with fitted storage and a three piece modern shower room. To the front of the property, there is a low maintenance lawned garden and driveway parking leading to the single garage whilst the rear of the property enjoys a private lawned garden with pleasant patio seating area. Dalston is a popular village to the west of Carlisle, with local primary and secondary schools, shops, doctors' surgery and railway station. Sold with no onward chain this property would make a fantastic family home.

The accommodation with approximate measurements briefly comprises:

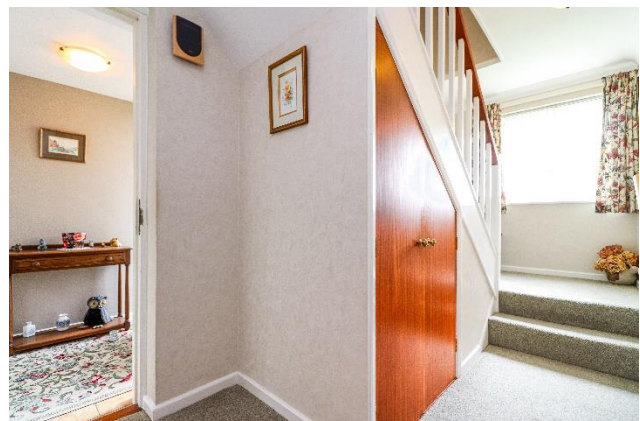
Entry via composite front door into spacious entrance porch.

**ENTRANCE PORCH** Doors leading to the hall, garage, and utility room. UPVC door to the rear garden, tiled flooring, 2 x sky lanterns, radiator and storage cupboard housing the consumer unit and meter.



ENTRANCE PORCH

**ENTRANCE HALL** Doors to the dining lounge and kitchen. Understairs storage cupboard. Staircase to the first floor, double glazed window to the front of the property, radiator, and coving.



**UTILITY ROOM (9'8 max x 7'5 max)** Plumbing for washing machine plus space for three under-counter appliances, wall and base storage units, stainless steel sink with mixer tap, tiled splashbacks, double glazed window to the rear of the property, tiled flooring, radiator and door to the ground floor cloakroom.



UTILITY

**CLOAKROOM** W/C, frosted glazed window and tiled flooring.

**LOUNGE (16' max x 13' max)** Coal effect gas fire, radiator, coving to the ceiling, double glazed window to the front and frosted glazed window to the dining room.



LOUNGE

**DINING ROOM (11' x 9')** Doors to conservatory and kitchen, radiator and coving to the ceiling.





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**KITCHEN (10' x 8')** Fitted kitchen incorporating electric oven & grill, four burner hob with extractor hood above, integrated dishwasher, integrated fridge and 1.5 bowl stainless steel sink unit with mixer tap. Tiled splashbacks, undercounter lighting, wood effect flooring and double glazed window to the rear.



KITCHEN

**CONSERVATORY (11' x 8')** Double glazed windows and UPVC door to the rear garden. Perspex roof, tiled flooring and radiator.



CONSERVATORY

## **FIRST FLOOR**

**LANDING** Doors to all bedrooms and bathroom, built-in storage cupboard housing Baxi boiler. Access to a partially boarded loft via drop down ladder, radiator and frosted glazed window.

**BEDROOM 1 (14' x 9'7)** Fitted bedroom furniture, built in storage cupboard, double glazed window to the front, radiator.





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**BEDROOM 2 (13' x 8'4)** Built in storage cupboard, double glazed window to the rear, radiator.



BEDROOM 2

**BEDROOM 3 (11' x 7'5)** Built in storage cupboard, double glazed window to the front, radiator



BEDROOM 3

**SHOWER ROOM (8'5 x 5'3)** Three piece suite comprising walk in shower cubicle, wash hand basin and W/C. Partially tiled walls, frosted glazed window and radiator.



SHOWER ROOM

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**OUTSIDE** To the front of the property there is low maintenance lawned garden, block paved driveway and garage. To the rear there is a generous lawned garden, flagstone patio seating area, garden shed and external water supply.

**GARAGE (16' x 8'7)** Electrical supply



FRONT



REAR



REAR GARDEN



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

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

**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.