

# Cumbrian Properties

## Killoran , Townhead Rd, Dalston



**Price Region £325,000**

**EPC-D**

Detached bungalow | Potential to extend  
1 reception room | 2 double bedrooms | Modern shower room  
Generous gardens, parking & garage | Popular village location

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## 2/ KILLORAN, TOWNHEAD ROAD, DALSTON

This two double bedroom detached bungalow is situated in an excellent position in the desirable village of Dalston. With generous gardens to the front and rear providing the potential to extend (subject to planning permission) the property has been lovingly cared for throughout and briefly comprises entrance hall, spacious lounge with gas fire, solid wood dining kitchen with integrated appliances, two double bedrooms – both with built-in wardrobes, and a modern three piece shower room. Externally, to the rear of the property is a good size lawned garden with sandstone patio seating area and super views over the Willow fields. There are also two brick-built outhouses and a garden shed. To the front of the property there is a pretty lawned garden bordered by mature trees and shrubs, and a tarmac driveway providing plenty of off-street parking leading up to a single garage. Situated within easy walking distance of the amenities in Dalston which include shops, doctors' surgery, dentist, schools and railway station the property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

### Front door into entrance hall.

**ENTRANCE HALL** Doors to lounge, dining kitchen, bedrooms and shower room. Two built-in storage cupboards – one housing the combi boiler, radiator, loft access and wood flooring.



ENTRANCE HALL

**LOUNGE (15' x 11')** Coal effect gas fire, double glazed window overlooking the front garden, coving to the ceiling and radiator.



LOUNGE

3/ KILLORAN, TOWNHEAD ROAD, DALSTON

**BEDROOM 1 (11'4 x 10'5)** Built-in wardrobe, radiator and double glazed window to the front overlooking the garden.



BEDROOM 1

**BEDROOM 2 (11'4 x 10'5)** Built-in wardrobe, radiator and double glazed window to the rear with an open aspect over the rear garden.



BEDROOM 2

**SHOWER ROOM (7'3 x 7'3)** Three piece suite comprising walk-in corner shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, panelled ceiling with spotlights, frosted glazed window, heated towel rail and wood effect flooring.



SHOWER ROOM



4/ KILLORAN, TOWNHEAD ROAD, DALSTON

**DINING KITCHEN (13'9 x 12')** Fitted kitchen incorporating solid wood wall and base units, electric oven and grill, four ring gas hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, integrated dishwasher, under counter lighting, ceiling spotlights, double glazed window overlooking the rear garden, double glazed window to the side, coving, tile effect flooring and UPVC door to the garden.



DINING KITCHEN

**OUTSIDE** To the front of the property is a lawned garden with well-established plants and shrubs along with a tarmac driveway providing plenty of off-street parking for three/four vehicles leading up to the single garage and gates providing pedestrian access to either side. To the rear of the property is a generous garden incorporating lawn, sandstone patio seating area, fruit trees, two outhouses (one with power and cold water supply) and garden shed. The property enjoys an open aspect to the rear overlooking the Willow fields.



FRONT GARDEN & PARKING



5/ KILLORAN, TOWNHEAD ROAD, DALSTON



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	