

# Cumbrian Properties

1 Dale View, Currock, Carlisle



Price Region £195,000

EPC-

Semi-detached property | Popular residential area  
3 reception rooms | 3 bedrooms | 1 bathroom  
Gardens and driveway | Views to the rear

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 1 DALE VIEW, CURROCK, CARLISLE

This well presented three bedroom semi-detached property with a large footprint and three reception rooms briefly comprises of entrance hall, lounge with multi fuel burner, dining room with French doors to the rear garden, fitted kitchen and sun room with French doors onto an elevated balcony with stunning views. To the first floor are three bedrooms and family bathroom.

Easy to maintain gardens incorporating sandstone patio area, elevated balcony, floral and shillied borders and gated driveway. Viewing highly recommended to appreciate what this property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door, with double glazed frosted panels either side, into entrance hall **ENTRANCE HALL** Radiator, wood effect laminate flooring, staircase to the first floor and door to lounge.



ENTRANCE HALL

**LOUNGE (14'10 x 13')** Double glazed window to the front, radiator, coving to ceiling and multi fuel stove. Door to dining room.



LOUNGE

**DINING ROOM (10' x 8'9)** Wood effect laminate flooring, coving to ceiling, radiator and double glazed French doors to the rear garden. An archway leads through to the kitchen.

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DINING ROOM

**KITCHEN (9'9 x 8'10)** Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, four burner gas hob and built in eye level double oven with grill. Tile effect vinyl flooring, double glazed window to the rear and door to sun room.



KITCHEN

**SUN ROOM (15'10 x 13'9)** Wood effect vinyl flooring, radiator, double glazed windows and double glazed French doors with access to a raised balcony with steps down to the rear garden.



SUN ROOM

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**GYM / FORMER GARAGE (16' x 15'7)** Formerly a garage but has been converted into a gym. Double glazed French doors to the rear and double glazed picture window to front.

**FIRST FLOOR LANDING** Double glazed window to the side, access to insulated loft space and doors to bedrooms and bathroom.

**FAMILY BATHROOM (6'9 x 5'7)** Electric shower over panelled bath, WC and wash hand basin. Double glazed frosted window to the rear, tiled splashbacks, radiator and tile effect vinyl flooring.



BATHROOM

**BEDROOM 1 (11'6 x 11')** Double glazed window to the rear and radiator.



BEDROOM 1



**BEDROOM 2 (12' x 11')** Double glazed window to the front, radiator and built in shelved cupboard.

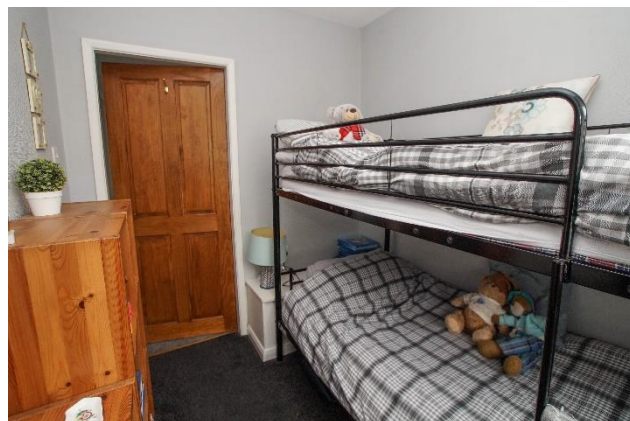


BEDROOM 2



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**BEDROOM 3 (8'2 x 6'9)** Double glazed window to the front and radiator.



BEDROOM 3

**OUTSIDE** Shillied front garden with floral borders. Gated driveway providing ample parking, shed, log store and lawned area. Easy to maintain fence enclosed rear garden with sandstone paving, shillied and floral borders. Decked area with access from the sun room and steps leading down onto the garden.



ELEVATED BALCONY



DRIVEWAY



VIEW TO THE REAR

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GARDENS

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

**COUNCIL TAX** We are informed the property is in 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 TO FOLLOW