

# Cumbrian Properties

11 Riverside, Dalston



**Price Region £180,000**

**EPC-**

Semi-detached property | Popular village location  
2 reception rooms | 2 double bedrooms | Shower room  
Front & rear gardens | Parking & garage

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## 2/ 11 RIVERSIDE, DALSTON, CARLISLE

A two double bedroom, two reception room, semi-detached property situated in the popular village of Dalston with well-established lawned gardens and off-street parking. Formerly a three bedroom semi-detached the property has been converted to provide two double bedrooms, a spacious first floor shower room and a ground floor cloakroom/utility. Double glazed and gas central heated the accommodation briefly comprises entrance hall with plenty of storage, lounge with electric fire, solid wood kitchen leading into the dining/garden room with patio doors to the rear garden, and a ground floor cloakroom/utility with plenty of storage and plumbing for a washing machine. To the first floor there are two double bedrooms, both with fitted storage, and a spacious three piece shower room. Externally to the front of the property is a pretty lawned garden bordered by well-established trees and plants and to the rear of the property is a further lawned garden with patio seating area and garden shed. There is also the additional benefit of residents parking in a separate area to the rear and a single garage.

Situated in close proximity to the amenities of Dalston including shops, primary and secondary schools, doctors and the railway station and with pleasant riverside walks on your doorstep.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, doors to lounge and utility room, two built-in storage cupboards, double glazed window and radiator.

**LOUNGE (15'3 max x 12' max)** Log effect contemporary electric fire, double glazed window to the front, radiator and door to dining kitchen.



LOUNGE

**UTILITY ROOM (8' x 6')** Wash hand basin and WC, plumbing for washing machine, space for tumble dryer, built-in storage, frosted glazed window, tiled walls, wood effect flooring and radiator. This room could easily be converted back to a ground floor bathroom or shower room.

**DINING KITCHEN (22' max x 15' max)**

**KITCHEN AREA** Incorporating space for a freestanding cooker, space for appliances, plumbing for dishwasher, stainless steel sink with mixer tap and tiled splashbacks, solid wood wall and base units, double glazed window and wood effect flooring.

**DINING AREA** Double glazed sliding patio doors to the rear garden, double glazed window and two radiators.

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DINING KITCHEN

## FIRST FLOOR

LANDING Doors to bedrooms and shower room, double glazed window and access to the part boarded loft.

BEDROOM 1 (15' max x 9'7) Built-in storage cupboard, two double glazed windows to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (11' max x 9' max)** Two built-in storage cupboards, double glazed window to the rear and radiator.



BEDROOM 2

**SHOWER ROOM (9' x 7'9)** Three piece suite comprising spacious fully boarded shower cubicle, wash hand basin and WC. Frosted glazed window, built-in storage housing the combi boiler, part tiled walls and radiator.



SHOWER ROOM

**OUTSIDE** Generous lawned front garden bordered by well-established trees and plants with access to the rear of the property where there is a further lawned garden with garden shed and outside water supply. There is also the additional benefit of parking to the rear of the property and garage which is rented by Riverside at £5.00 pcm.



FRONT GARDEN



REAR GARDEN

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FRONT OF THE PROPERTY

**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