

Cumbrian Properties

26 Madam Banks Road, Dalston



Price Region £175,000

EPC-D

Mid terraced | Popular village location
1 reception room | 3 bedrooms | 1 bathroom
Gardens and driveway | No onward chain

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An opportunity to purchase a well presented and spacious three bedroom mid terraced family home situated on the popular Madam Banks Road in Dalston with the benefit of front and rear gardens, off street parking and spacious living areas. The double glazed and central heated accommodation comprises of entrance porch/sun room, entrance hall, lounge with patio doors to the rear garden, spacious dining kitchen, two double bedrooms, a single bedroom/office, bathroom and separate WC. Low maintenance garden to the rear with garden shed and gate providing pedestrian access to the car park area. Front lawned garden and block paved driveway providing off street parking. Madam Banks is situated in the heart of the village of Dalston with primary and secondary schools and local amenities close at hand. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch/sun room

ENTRANCE PORCH/SUN ROOM (13'8 x 6') Double glazed windows, wood panelled ceiling, wood effect flooring and doors to entrance hall and kitchen.



ENTRANCE PORCH/SUN ROOM



ENTRANCE HALL

ENTRANCE HALL Staircase to the first floor, wood flooring, radiator and doors to lounge and dining kitchen.

LOUNGE (19' x 10'4) Double glazed window to the front, coal effect gas fire, radiator, coving to ceiling, wood flooring and double glazed patio doors to the rear garden.



LOUNGE

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DINING KITCHEN (17'6 max x 12'10 max) Incorporating a 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, electric oven and grill, plumbing for washing machine and four burner gas hob with extractor hood above. Radiator, tiled flooring and double glazed window and UPVC door to the rear.



DINING KITCHEN

FIRST FLOOR LANDING Loft access, double glazed window and doors to bedrooms, bathroom and separate WC. Built in storage cupboard housing the new boiler.

BEDROOM 1 (11'9 x 9'7) Double glazed window to the front, radiator, wood effect flooring and built in storage cupboard.



BEDROOM 1

BEDROOM 2 (10'4 x 9'3) Double glazed window to the front and radiator.



BEDROOM 2

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BEDROOM 3 (7'8 x 7'4) Double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (5'4 x 5') Recently fitted bathroom comprising shower over panelled bath, wash hand basin, tile effect flooring, radiator and double glazed frosted window.

SEPARATE WC Double glazed frosted window, tile effect flooring and WC.



BATHROOM



SEPARATE WC

OUTSIDE Lawned front garden and block paved driveway providing off street parking for one vehicle. Generous low maintenance gravelled rear garden with patio area, outside water tap, garden shed and gate providing pedestrian access to a further parking area.



REAR OF PROPERTY

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TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

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