

# Cumbrian Properties

80 Bishops Way, Dalston



**Price Region £155,000**

**EPC-B**

First floor apartment | Popular village location  
Open plan living | 2 double bedrooms | 2 bathrooms  
Allocated parking | No onward chain

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)

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This two bedroom first floor flat is immaculately decorated throughout offering spacious open plan living. The property is accessible via a secure communal door with stairs leading to the first floor. The double glazed and gas central heated accommodation briefly comprises entrance hall leading to the open plan dining lounge and kitchen, the family bathroom and two double bedrooms, with an en-suite shower room to the master. Externally, the property has an allocated parking space for one vehicle to the rear of the property and plenty of visitor parking. Located in the popular village of Dalston with many amenities including schools, shops, doctors surgery & railway station. The property is sold with the benefit of no onward chain and would suit those looking for low maintenance, rural living close to amenities.

The accommodation with approximate measurements briefly comprises:

**Entrance via a secure intercom system and communal stairs to the first floor flat with composite front door leading into the entrance hallway.**

**ENTRANCE HALL** Built-in storage cupboards and doors to the open plan dining lounge and kitchen, bathroom and two double bedrooms.

**OPEN PLAN DINING LOUNGE & KITCHEN (22' x 15' max)**

**KITCHEN AREA** Two double glazed windows, Karndean wood effect flooring, range of wall and base units with integrated fridge and freezer, integrated electric oven, gas hob and extractor hood above and additional extractor fan, plumbing for washing machine, 1.5 stainless steel sink, cupboard housing the boiler.

**DINING LOUNGE AREA** Double glazed window, radiator and coving to the ceiling.



OPEN PLAN DINING LOUNGE & KITCHEN

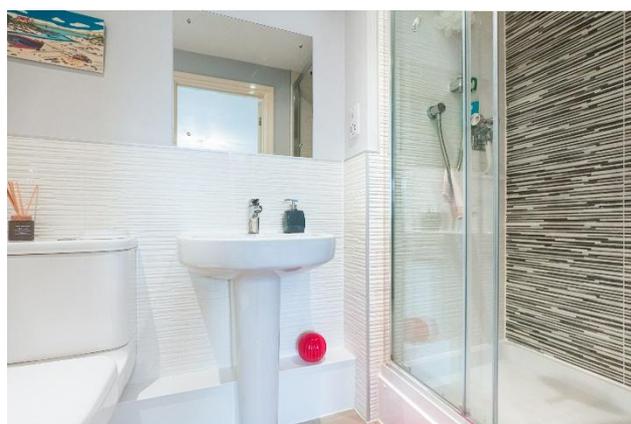
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**MASTER BEDROOM (14' x 11' max)** Radiator, double glazed windows and door to the en-suite shower room.



MASTER BEDROOM

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower, wash hand basin and WC. Radiator, tile effect vinyl flooring and partially tiled walls.



MASTER EN-SUITE SHOWER ROOM

**BEDROOM 2 (10' x 10' max)** Double glazed window and radiator.



BEDROOM 2

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**BATHROOM (7' X 5'5 max)** Three piece suite comprising panelled bath, wash hand basin and WC. Radiator, tiled flooring and partially tiled walls.



BATHROOM

**OUTSIDE** There is allocated parking for one car at the rear of the property.



REAR PARKING

**TENURE** We are informed the tenure is Leasehold. 999 years from 1 January 2014.

**SERVICE CHARGE** £131.07 per annum.

**GROUND RENT** £1200 per annum. LSL – Lease management company.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	