

# Cumbrian Properties

20 Dalston Road, Carlisle



**Price Region £160,000**

**EPC-**

End-terraced property | In need of modernisation  
2 reception rooms | 3 bedrooms | 1 bathroom  
Forecourt, rear yard & car port | Popular residential area

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2/ 20 DALSTON ROAD, CARLISLE

A realistically priced, three bedroom, two reception room, end-terraced property which is in need of some internal modernisation as reflected in the price. The bay fronted property has gas central heating and briefly comprises entrance hall, lounge with open fire, sitting room with open fire and kitchen with walk-in pantry. To the first floor there are two double bedrooms – both with fitted storage, single bedroom with fitted wardrobe, two piece bathroom and separate WC. Externally to the front of the property is a forecourt garden and residents permit parking. To the rear of the property is a generous walled yard incorporating two brick-built outhouses and car port with vehicle access for off-street parking. There is also additional allocated secure gated off-street parking to the rear of the property accessed via Stanhope Road. The property is situated within close proximity to local amenities, within easy walking distance to the city centre and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, understairs storage cupboard, radiator and coving to the ceiling. Doors to lounge, sitting room and kitchen.



ENTRANCE HALL

**LOUNGE (14'5 max into bay window x 12' max)** Secondary glazed bay window to the front, open fire with tiled hearth and wooden surround, coving to the ceiling and radiator.



LOUNGE

**SITTING ROOM (11' max x 11' max)** Secondary glazed sash window to the rear, open fire and coving to the ceiling.

3/ 20 DALSTON ROAD, CARLISLE



SITTING ROOM

**KITCHEN (14'3 x 7')** Fitted kitchen incorporating an electric oven with four ring gas hob and extractor hood above, plumbing for washing machine, stainless steel sink unit, walk-in pantry, radiator, window and door to the rear yard.



KITCHEN

**FIRST FLOOR**

**LANDING** Doors to bedrooms, bathroom and separate WC. Loft access.

**BEDROOM 1 (12' x 10'6)** Two built-in storage cupboards, secondary glazed sash windows to the front and radiator.



BEDROOM 1



4/ 20 DALSTON ROAD, CARLISLE

**BEDROOM 2 (11'4 max x 11' max)** Built-in storage cupboard housing the gas boiler, secondary glazed sash window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (8'9 max x 6'8 max)** Built-in wardrobe, secondary glazed sash window to the front and radiator.



BEDROOM 3

**BATHROOM (6' x 5')** Two piece suite comprising shower above panelled bath and wash hand basin. Secondary glazed frosted window, part tiled walls and radiator.



BATHROOM

**SEPARATE WC** WC and secondary glazed frosted window.

5/ 20 DALSTON ROAD, CARLISLE

**OUTSIDE** Front forecourt and generous enclosed rear yard with two brick-built outhouses and car port providing the potential to extend (subject to planning permission). Residents parking is available to the front of the property and there is also additional allocated secure gated off-street parking to the rear of the property accessed via Stanhope Road.



REAR OF THE PROPERTY



CAR PORT

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

**COUNCIL TAX** We are informed the property is in tax band A

**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



reasons to sell with us...

more than

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properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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