

Cumbrian Properties

28 Dalston Road, Carlisle



Price Region **£285,000**

EPC-D

Period terraced property | Fully refurbished
2 reception rooms | 3 bedrooms | 2 bathrooms
Rear garden & private parking | No onward chain

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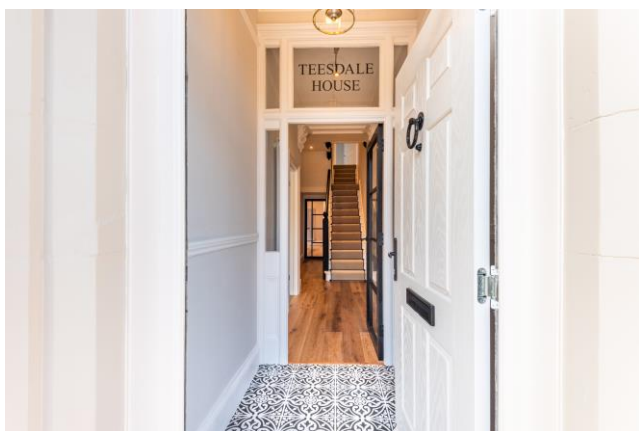
This stunning, three double bedroom, two reception room, two bathroom, period terraced property has been fully refurbished throughout including new electrics, heating system and windows and is immaculately presented throughout. The spacious property has quality fixtures and fittings throughout and retains many original features and briefly comprises vestibule, entrance hall, bay fronted lounge with contemporary flame effect fire, sitting room with French doors to the rear garden, a light and airy dining kitchen with integrated appliances and space for study/ TV area, and a ground floor shower room. To the first floor there are three double bedrooms and family bathroom with free standing bath and wall mounted integrated TV. To the front of the property is a low maintenance forecourt and to the rear is a paved garden with artificial turf and private parking within a secure gated car park. Situated within close proximity to local amenities including schools and supermarkets and within easy walking distance of the city centre and good access to western bypass. This property is ready to move in to and offers a superb family home in a sought after area. Sold with benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Original coving, picture rail and dado, tiled flooring and glazed door into entrance hall.

ENTRANCE HALL Staircase to the first floor, vertical column radiator, original coving and cornice to the ceiling, spotlights, engineered oak flooring and understairs storage cupboard. Doors to lounge, sitting room and dining kitchen.



ENTRANCE HALL

LOUNGE (16'6 max x 12' max) Double glazed bay window to the front with original wood panelling below, coving to the ceiling, picture rail, contemporary flame effect Gazco electric fire and vertical column radiator.



LOUNGE

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SITTING ROOM (14'4 max x 10'3 max) Double glazed French doors to the rear garden, original coving and picture rail, built-in shelving, engineered oak flooring and feature wood panelled wall with eye-level TV points.



SITTING ROOM

DINING KITCHEN (20' max x 9'6 max) Newly fitted kitchen incorporating integrated microwave, double electric oven and grill and a four ring hob with extractor hood above. Integrated fridge freezer, dishwasher, washing machine and wine cooler. Under mounted brass sink with mixer tap, under counter lighting, brick effect tiled splash backs, solid oak worksurfaces, breakfast bar, engineered oak flooring, double glazed window, ceiling spotlights, vertical column radiator, double glazed French doors to the rear garden and opening into study/TV room.



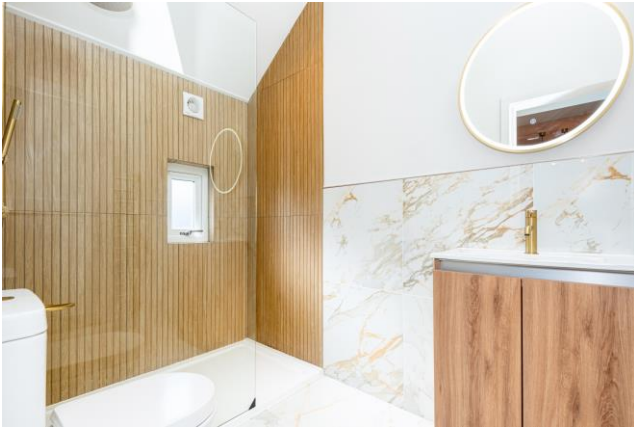
DINING KITCHEN

STUDY/TV ROOM (9' max x 6'5 max) Wood panelled walls, ceiling spotlights, double glazed Velux window, engineered oak flooring, column radiator and eye-level TV points. Door to ground floor shower room.



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SHOWER ROOM (8'9 x 5') Three piece suite comprising walk-in shower cubicle with waterfall shower head, vanity unit wash hand basin and WC. Ceiling spotlights, double glazed Velux window, part tiled walls, tiled flooring, heated towel rail and illuminated mirror.



SHOWER ROOM

FIRST FLOOR

HALF LANDING Doors to bathroom and bedroom three.

LANDING Original stained glass sky lantern and doors to bedrooms one and two.



LANDING

BEDROOM 1 (16'8 max x 13'4) Double glazed window to the front, radiator, original cast iron fireplace and coving to the ceiling.



BEDROOM 1

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BEDROOM 2 (13'3 max x 10'5 max) Double glazed window to the rear with radiator below.



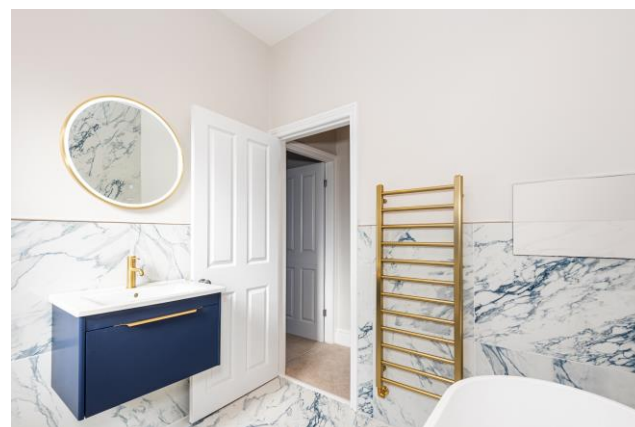
BEDROOM 2

BEDROOM 3 (11'8 max x 9'9 max) Double glazed window to the rear with radiator below.



BEDROOM 3

BATHROOM (7'5 x 6'5) Three piece suite comprising free standing bath with brass mixer tap and shower, vanity unit wash hand basin and WC. Double glazed frosted window, ceiling spotlights, built in TV, bronze heated towel rail, illuminated mirror, part tiled walls and tiled flooring.



FAMILY BATHROOM

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OUTSIDE Low maintenance front forecourt laid to slate chippings. Paved rear garden with lawn laid to artificial turf, seating area, outside tap and lighting, and pedestrian access to the rear car park where there is an allocated parking space in a secure gated car park.



REAR GARDEN

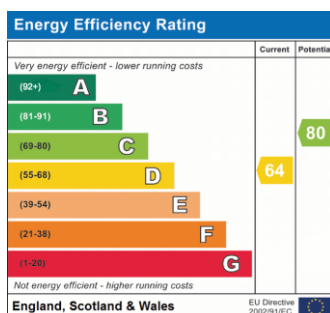


REAR OF THE PROPERTY

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.





Ground Floor
 Approx 77.00 Sq meters (829.00 Sq feet).



First Floor
 Approx 64.00 Sq meters (689.00 Sq feet).

reasons to sell with us...

more than

455

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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