Cumbrian
PROPERTIES

Dale Meadows, Cummersdale

Price £167,000 Each

EPC-B

Newly Constructed | Semi Detached
1 reception rooms | 3 bedrooms | 2 bathrooms
Lawned rear garden | Parking for 2 cars

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2/ DALE MEADOWS, CUMMERSDALE, CARLISLE

We are pleased to offer for sale this newly constructed, three bedroom, semi-detached property with full UPVC double glazing and gas central heating throughout. The accommodation comprises cloakroom with two piece suite, fully fitted kitchen incorporating dishwasher, oven, hob and extractor hood and integral fridge freezer, dining lounge (15'6 x 15'2) with patio doors to the rear garden and understairs storage cupboard. To the first floor is the master bedroom with en-suite shower room comprising spacious shower cubicle, vanity unit and low level WC: family bathroom with shower above panelled bath, WC and vanity unit; and two further bedrooms. To the front of the property there is block paved parking for two cars and enclosed rear gardens with patio.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into entrance hallway.

ENTRANCE HALLWAY Radiator, staircase to the first floor and oak veneered doors to cloakroom, utility cupboard, kitchen and dining lounge.

CLOAKROOM White two piece suite comprising low level WC and wash hand basin over vanity unit. Radiator, UPVC double glazed frosted window and wood effect vinyl flooring.

KITCHEN (11' x 7'5 max) A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel sink with mixer tap. Four ring electric hob with extractor above and double oven below, integrated dishwasher, radiator, ceiling spotlights, wood effect vinyl flooring and UPVC double glazed window to the front.

KITCHEN

UTILITY CUPBOARD Plumbing for washing machine.

DINING LOUNGE (15'6 max x 15'2 max) UPVC double glazed window to the rear, UPVC double glazed frosted window to the side and UPVC double glazed French door opening onto the rear patio area. Ceiling spotlights, radiator and oak veneered door to under stairs storage cupboard.

3/ DALE MEADOWS, CUMMERSDALE, CARLISLE

FIRST FLOOR
LANDING Radiator, loft access, oak veneered doors to bedrooms, bathroom and storage cupboard.

MASTER BEDROOM (11' x 9'8 max) UPVC double glazed window to the rear, radiator and oak veneered door to en-suite shower room.

MASTER BEDROOM

EN-SUITE SHOWER ROOM White three piece suite comprising walk-in shower cubicle, low level WC and wash hand basin over vanity unit. Vanity mirror with touch sensor lights, ceiling spotlights, white towel rail radiator, vinyl flooring and UPVC double glazed frosted window.

EN-SUITE SHOWER ROOM

FAMILY BATHROOM White three piece suite comprising of shower over panelled bath, low level WC and sink in vanity unit. Vanity mirror with touch sensor light, ceiling spotlights, towel rail radiator, vinyl flooring and UPVC double glazed frosted window.

FAMILY BATHROOM

4/ DALE MEADOWS, CUMMERSDALE, CARLISLE

BEDROOM 2 (10'9 x 7'8) UPVC double glazed window to the front and radiator.

BEDROOM 3 (7'5 x 7'5) UPVC double glazed window to the front and radiator.

BEDROOM 2

BEDROOM 3

OUTSIDE To the front is a block paved area providing parking for two vehicles. Rear garden with flagged patio area.

COUNCIL TAX BAND To be confirmed by the vendor.

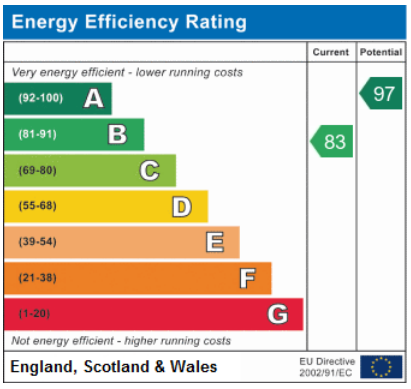
TENURE We are informed the tenure is Freehold.

SERVICES Mains water, gas and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

NOTE The properties are being sold on behalf of the Directors of Cumbrian Properties ELA Ltd.

PHOTOGRAPHS Please note the properties are under construction. All photographs have been taken from the Show Houses to show the choices of kitchens, bathrooms and flooring.



EXAMPLE EPC