

Cumbrian Properties

Lynmara, Townhead Road, Dalston



Price Region £350,000

EPC-

Detached bungalow | Popular village location
1/2 reception rooms | 2/3 bedrooms | Shower room
Driveway, garage & gardens | No onward chain

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2/ LYNMARA, TOWNHEAD ROAD, DALSTON

Situated in the popular village of Dalston, this extended, detached bungalow offers plenty of living space both inside and out. Double glazed and gas central heated and neutrally decorated throughout the accommodation briefly comprises entrance hall, two double bedrooms, dining room/bedroom 3, modern fully tiled shower room with walk-in shower unit, good size Thwaite Holme solid wood kitchen and a stunning lounge with an open aspect over the garden. Externally, there are lawned gardens to the front and rear, pleasant seating areas and a detached garage with its own power supply. The outside space offers potential to extend (subject to planning permission) and there is also a driveway providing off-street parking. Dalston is a popular village with plenty of amenities including shops, Doctors, Dentist, railway station and schools. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to bedrooms, dining room, shower room and kitchen. Built-in cloaks cupboard, panelled ceiling, radiator and access to the part boarded loft via a drop down ladder.

KITCHEN (12'4 x 11') Solid wood Thwaite Holme kitchen incorporating a gas oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, one and a half bowl sink unit with mixer tap, under counter lighting and tiled splashbacks. Panelled ceiling with spotlights, double glazed window, radiator and glazed door to the rear hall.



KITCHEN

REAR HALL Door to the lounge and UPVC door to the side.

LOUNGE (19'6 x 11'3) Three double glazed windows with an open aspect over the garden, two radiators and stove effect gas fire.



LOUNGE

3/ LYNMARA, TOWNHEAD ROAD, DALSTON, CARLISLE

DINING ROOM/BEDROOM 3 (12'3 x 11'5) Wall mounted gas fire, two double glazed windows and radiator.



DINING ROOM/BEDROOM 3

BEDROOM 1 (12'3 max x 12' max) Wall mounted gas fire and double glazed window to the front with radiator below.



BEDROOM 1

BEDROOM 2 (12'9 x 9'9) Radiator and double glazed window to the rear with views over the garden.



BEDROOM 2

4/ LYNMARA, TOWNHEAD ROAD, DALSTON

SHOWER ROOM (8' x 6') Three piece suite comprising walk-in double shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Panelled ceiling, illuminated mirror, double glazed frosted window, fully tiled walls, tiled flooring and heated towel rail.



SHOWER ROOM

OUTSIDE Lawned front garden with driveway parking to the side of the property with an external water supply. To the rear of the property is a **DETACHED SINGLE GARAGE** with power and light, and a generous lawned garden with paved patio and an open aspect with views over the fields.



GARDEN



VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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

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more than

390

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255

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500

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