

Cumbrian Properties

70 Bishops Way, Dalston



Price Region £265,000

EPC-B

End-terraced townhouse | Three-storey
1 reception | 3 bedrooms | 2 bathrooms
Open aspect gardens & parking | Popular village location

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This immaculately presented, end-terrace, three storey townhouse has three bedrooms, two bathrooms, fantastic open plan dining kitchen/family room and a separate spacious lounge. The accommodation is well-presented throughout with front and rear gardens and parking for two cars, providing a realistically priced family home in a popular location. The accommodation briefly comprises entrance hall, open plan dining kitchen with integrated appliances, and cloakroom. To the first floor is the lounge, family bathroom and bedroom 3. To the second floor is the master bedroom with Sharps fitted wardrobes and en-suite shower room, and bedroom 2 also with Sharps fitted wardrobes.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the entrance hall.

ENTRANCE HALL Wood effect flooring, coving, radiator, staircase to the first floor and doors through to the dining kitchen.

OPEN-PLAN DINING KITCHEN (26'8 max x 14'8 max)

KITCHEN AREA Fitted kitchen incorporating integrated dishwasher, washing machine and fridge freezer, new electric oven and four burner gas hob with extractor hood above, 1.5 bowl stainless steel sink with mixer tap. Boarded splashback, undercounter lighting, wood effect flooring, double glazed window to the front and radiator.

DINING AREA French doors to the rear garden, radiator, wood effect flooring, built-in storage cupboard and door to the ground floor cloakroom.



OPEN-PLAN DINING KITCHEN

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CLOAKROOM Two piece suite comprising wash hand basin and WC. Partially tiled walls, wood effect flooring and radiator.



CLOAKROOM

FIRST FLOOR

LANDING Double glazed window to the front, radiator, doors to the lounge, bathroom and bedroom 3 and staircase to the second floor.

LOUNGE (14'8 max x 11' max) Two double glazed windows to the rear with an open aspect view, radiator and coving to the ceiling.



LOUNGE

BATHROOM (7'7 x 5'5) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashbacks, marble floor, heated towel rail, ceiling spotlights and illuminated mirror.



BATHROOM

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BEDROOM 3 (7'8 x 8'7) Double glazed window to the front, radiator & wood effect floor



BEDROOM 3

SECOND FLOOR

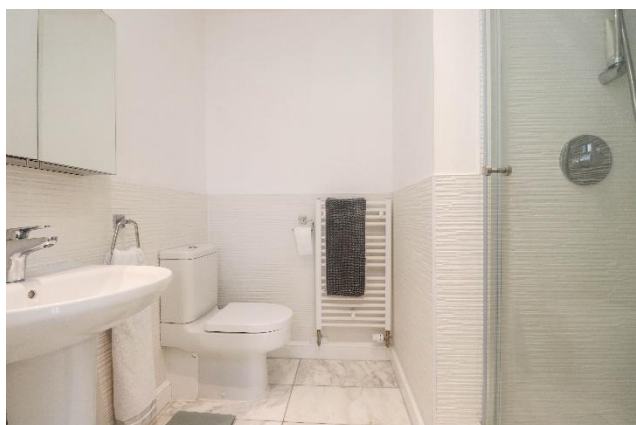
LANDING Built-in storage cupboard housing the boiler, double glazed window, loft access and doors to bedrooms 1 and 2.

MASTER BEDROOM (12'9 x 9'8) Range of Sharps fitted wardrobes, double glazed window to the rear, radiator and door to the en-suite.



MASTER BEDROOM

MASTER EN-SUITE (7'8 max x 6' max) Three piece suite comprising shower cubicle, wash hand basin and WC. Tiled splashbacks, marble flooring, heated towel rail and ceiling spotlights.



MASTER EN-SUITE

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BEDROOM 2 (13' to the fitted wardrobes x 9'6) Sharps fitted wardrobes, built-in storage cupboard housing water cylinder, double glazed window to the front and radiator.



BEDROOM 2

OUTSIDE To the front of the property is a low maintenance garden and to the rear of the property is a generous lawned garden with patio seating area, garden shed, external power and water supply and gate providing access to a car parking area where there are two allocated parking spaces.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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.