

Cumbrian Properties

1 Caldew Drive, Dalston



Price Region £220,000

EPC-

Semi-detached property | Popular village location

1 reception | 3 bedrooms | 1 bathroom

Gardens, drive & garage | No onward chain

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 1 CALDEW DRIVE, DALSTON, CARLISLE

This three bedroom semi-detached property offers front and rear gardens, drive and garage and would make a fantastic family home. Located in the popular village of Dalston, the existing footprint provides a substantial living area and there's plenty of potential for opening up or extending (subject to planning permission). Comprising entrance hall, spacious dining lounge with open fire, kitchen with plenty of storage and access into the garage, two double bedrooms and single bedroom all with fitted storage and a three piece bathroom. Externally, to the front of the property there is a lawned garden and driveway providing off-street parking leading up to the single garage/workshop. To the rear of the property is a secure lawned garden with patio seating area providing a peaceful space to relax and enjoy the outdoors. Dalston is a popular village to the west of Carlisle, with its own primary and secondary schools, doctors, shops, pubs and railway station with good transport links to the Western & Southern Bypass. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, radiator, built-in cloaks cupboard housing the fuseboard and doors to the dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (23'7 max x 13'4 max)

LOUNGE AREA Open fire set on a tiled hearth, double glazed window to the front, radiator, coving to the ceiling.

DINING AREA Double glazed window to the rear, radiator, coving to the ceiling and door leading through to the kitchen.



3/ 1 CALDEW DRIVE, DALSTON, CARLISLE



DINING LOUNGE

KITCHEN (11'5 x 8'9) Fitted kitchen incorporating electric oven and four burner gas hob with extractor hood above, plumbing and space for washing machine, stainless steel sink with mixer tap, breakfast bar and integrated fridge and freezer. Undercounter lighting, tiled splashbacks, double glazed window to the rear, radiator, tile effect flooring and doors to the entrance hall and garage.



KITCHEN

FIRST FLOOR

LANDING Doors to all three bedrooms and bathroom, built-in cupboard housing the combi-boiler, frosted glazed window and access to the **LOFT** which is partially boarded with drop down ladder.

4/ 1 CALDEW DRIVE, DALSTON, CARLISLE

BEDROOM 1 (11'9 x 11'4) Built-in wardrobes, double glazed window to the front and radiator.



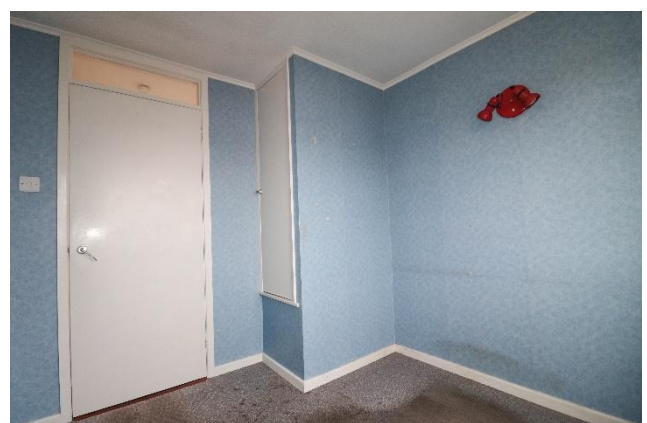
BEDROOM 1

BEDROOM 2 (12' max x 9'7 max) Built-in storage cupboard, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (8'9 max x 8' max) Built-in storage cupboard, double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 3

5/ 1 CALDEW DRIVE, DALSTON, CARLISLE

BATHROOM (8' x 5'6) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Frosted glazed window, tiled splashbacks, heated towel rail and wall-mounted electric heater.



BATHROOM

OUTSIDE To the front of the property is a lawned garden with floral borders, driveway parking leading up to the single garage and gate providing pedestrian access to the rear of the property. To the rear of the property is a lawned garden with patio seating area, garden shed, coal bunker and outside water supply.

GARAGE/WORKSHOP (24'5 x 8'7) Power and lighting, double glazed window and door providing access to the rear garden.



REAR OF THE PROPERTY & GARDEN

TENURE We are informed the tenure is Freehold.

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

EPC GRAPH TO
FOLLOW

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.