

Cumbrian Properties

50 Dalston Road, Carlisle



Price Region £260,000

EPC-C

Period terraced property | Recently fitted kitchen
2 reception rooms | 3 bedrooms | First floor bathroom
Double garage/workshop | Forecourt & rear yard

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 50 DALSTON ROAD, CARLISLE

A beautifully presented, three bedroom, two reception room, period terraced property retaining many original features throughout with low maintenance front and rear gardens plus a double garage/workshop. The property is triple glazed to the front elevation and has gas central heating with cast iron radiators in all rooms and briefly comprises vestibule, entrance hall with understairs storage, bay-fronted lounge with original cast iron open fireplace and concertina doors leading to a peaceful rear sitting room and a 26' recently fitted high quality kitchen with integrated appliances including an induction hob. To the first floor there is a spacious four piece bathroom, two double bedrooms – both with original fireplaces and fitted wardrobes, and a single bedroom/study with fitted storage. Low maintenance shillied front garden and a spacious paved rear yard providing a tranquil seating area and a double garage/workshop. The property makes a substantial family home and is located within easy walking distance of shops, schools, the city centre and good access to the western bypass.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Tile effect flooring, original coving and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge, sitting room and dining kitchen. Staircase to the first floor with understairs storage, original coving and cornice, engineered oak flooring and cast iron radiator.



ENTRANCE HALL

LOUNGE (16'6 max into bay window x 13'9 max) Original open fire on a tiled hearth with stone surround, triple glazed bay window to the front, original coving and ceiling rose, ceiling spotlights, cast iron radiator and concertina doors to the sitting room.



3/ 50 DALSTON ROAD, CARLISLE

SITTING ROOM (13'5 x 11'9 max) Coal effect gas fire on a tiled hearth, built-in storage, picture rail and ceiling rose, ceiling spotlights, double glazed window to the rear and cast iron radiator.



SITTING ROOM

DINING KITCHEN (26'6 x 9'3) Recently fitted kitchen incorporating an electric oven and grill, four ring induction hob with extractor hood above and sink unit with mixer tap. Integrated fridge, freezer, dishwasher, washing machine and tumble dryer. Under counter lighting, wood flooring with underfloor heating throughout, breakfast bar, ample space for dining table and chairs, two double glazed windows and UPVC door to the rear.



DINING KITCHEN

4/ 50 DALSTON ROAD, CARLISLE

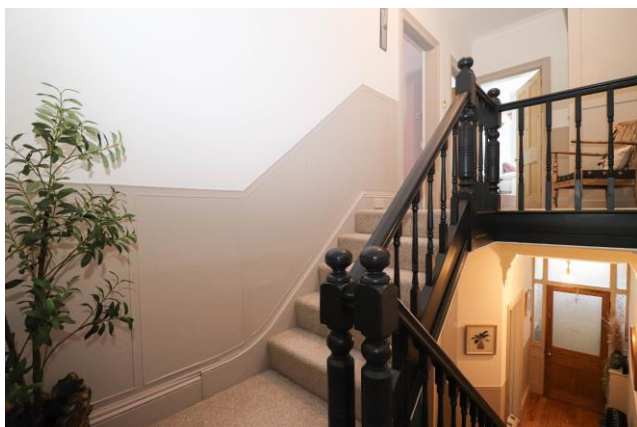


DINING KITCHEN

FIRST FLOOR

HALF LANDING Step up to the bathroom and staircase to the main landing.

LANDING Doors to bedrooms, built-in storage and original stained glass skylight.



LANDING

BATHROOM (11'5 x 9') Four piece suite comprising freestanding bath with shower attachment, wash hand basin, walk-in shower cubicle with waterfall shower head, and WC. Part tiled walls, mosaic tile effect flooring, frosted glazed window, heated towel rail and illuminated mirror.



BATHROOM

5/ 50 DALSTON ROAD, CARLISLE

BEDROOM 1 (14' x 11') Original open decorative fireplace, two sets of fitted wardrobes, double glazed window to the rear, cast iron radiator and ceiling spotlights.



BEDROOM 1

BEDROOM 2 (13'4 x 11') Triple glazed window to the front, original decorative cast iron fireplace, two sets of fitted wardrobes, cast iron radiator and original wood floorboards.



BEDROOM 2

BEDROOM 3 (9'6 x 6'4) Built-in storage cupboard with shelving and overhead storage, triple glazed window to the front, cast iron radiator and loft access.



BEDROOM 3

6/ 50 DALSTON ROAD, CARLISLE

OUTSIDE Low maintenance gravelled front forecourt with mature shrubs. Generous rear yard incorporating a patio seating area, outside tap and access via 4 bi-fold heavy steel doors into the double garage/workshop. Residents on street parking is available to the front of the property. A secure gated back lane gives access to residents only and is keyed at both ends.

DOUBLE GARAGE/WORKSHOP (19' x 15') With high pitched slate roof, 4 bi-fold heavy steel access doors, light, power and hot and cold water supply providing an ideal workshop.



REAR YARD & WORKSHOP

TENURE To be confirmed by the vendor.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC