

Cumbrian Properties

26 Dalton Crescent, Carlisle



Price Region £195,000

EPC-B

Semi-detached | Immaculately presented
1 reception room | 3 bedrooms | 1 bathroom
Double driveway | Generous gardens

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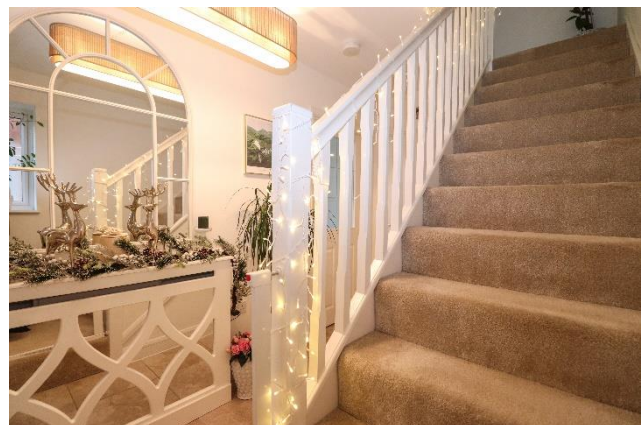
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This three bedroom semi-detached property is immaculately presented throughout with generous gardens and a double driveway providing off street parking. This spacious property would make an ideal family home. Off the welcoming entrance hall is a practical ground floor cloakroom, lounge and a spacious dining kitchen with integrated appliances and French doors leading out to the rear garden. To the first floor are two double bedrooms both with fitted wardrobes, a single bedroom/study and a three piece family bathroom. To the rear of the property is a generous lawned garden with a decked seating area with pergola. Double driveway to the front providing off street parking. Situated within close proximity to local amenities including shops, primary & secondary schools, and on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

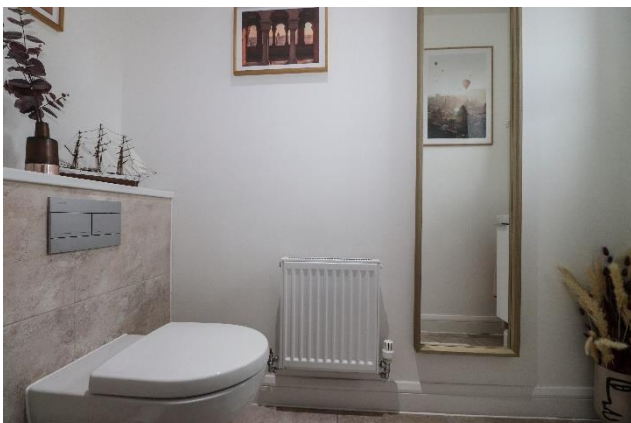
Entry via composite door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen and cloakroom. Staircase to the first floor, understairs storage cupboard, radiator, tiled flooring and double glazed frosted window.



ENTRANCE HALL / STAIRS

CLOAKROOM Two piece suite comprising of vanity unit wash hand basin and WC with concealed cistern. Tiled splashbacks, tiled flooring, radiator, ceiling spotlights and double glazed frosted window.



CLOAKROOM

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LOUNGE (15'9 max x 11' max) Radiator and double glazed window to the front of the property.



LOUNGE

DINING KITCHEN (21'9 x 9'10) Fitted kitchen incorporating an electric oven and grill with four burner gas hob and extractor hood above. Integrated fridge and freezer, integrated dishwasher and washing machine. A 1.5 bowl stainless steel sink with mixer tap, spotlights to ceiling, tiled flooring, radiator, double glazed window, cupboard housing the boiler and double glazed French doors leading out to the rear garden.



DINING KITCHEN

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FIRST FLOOR LANDING Doors to all bedrooms and bathroom. Two built in storage cupboards, loft access and double glazed frosted window.



LANDING

BEDROOM 1 (11'4 x 11') Fitted wardrobes, radiator and double glazed window to the rear.



BEDROOM 1

BEDROOM 2 (11'6 x 11') Fitted wardrobes, radiator and double glazed window to the front.



BEDROOM 2

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BEDROOM 3 (8'6 x 7'10) Radiator and double glazed window to the front.



BEDROOM 3

BATHROOM (7' x 6'4) Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed frosted window, ceiling spotlights, tiled flooring and heated towel rail.



BATHROOM

OUTSIDE A tarmac driveway provides off street parking for two vehicles to the front of the property. To the rear of the property is a generous lawned garden with flag stone patio area and decked pergola. Outside electrical sockets and gate providing pedestrian access to the front of the property.



REAR GARDEN

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VIEW OVER GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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.

