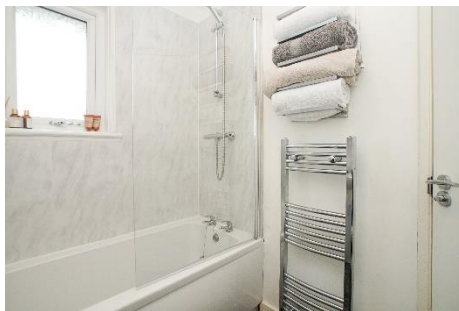


# Cumbrian Properties

16 Dalton Avenue, Carlisle



**Price Region £115,000**

**EPC-D**

Semi-detached property | West of the city  
1 reception room | 2 double bedrooms | 1 bathroom  
Gated driveway | Front & rear gardens

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

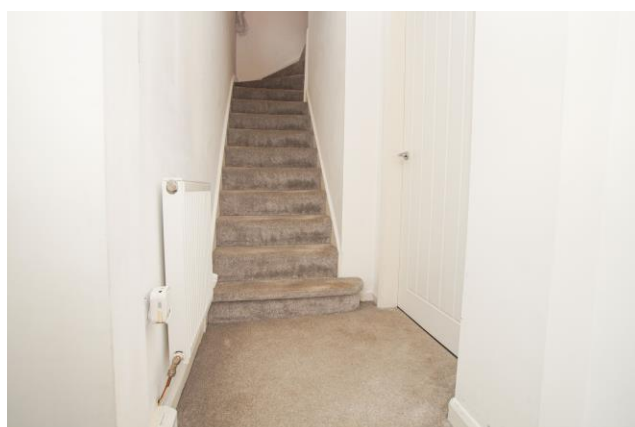
## 2/ 16 DALTON AVENUE, CARLISLE

A UPVC double glazed and gas central heated, two double bedroom, semi-detached property briefly comprises entrance hall, spacious lounge and kitchen. To the first floor there are two double bedrooms and bathroom. Gated driveway, lawned front garden and good size lawned rear garden with shed and outhouse. Situated just off Wigton Road close to local shops and amenities. This property would make an ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** UPVC double glazed window to the front, radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

**LOUNGE (17' x 13'9)** UPVC double glazed window to the front, radiator and door to kitchen.



3/ 16 DALTON AVENUE, CARLISLE

**KITCHEN (14 x 6'7)** Fitted kitchen incorporating a four ring electric hob with glass splashback and extractor hood above, oven and grill, one and a half bowl stainless steel sink unit with mixer tap and plumbing for dishwasher. Wood effect laminate flooring, radiator, UPVC double glazed window and UPVC double glazed frosted door to the rear. Understairs storage cupboard housing the boiler and plumbing for washing machine.



KITCHEN

**FIRST FLOOR**

**LANDING** UPVC double glazed window to the side, doors to bedrooms and bathroom.

**BEDROOM 1 (17'3 x 10'3)** UPVC double glazed window to the front, radiator and original fireplace.



BEDROOM 1

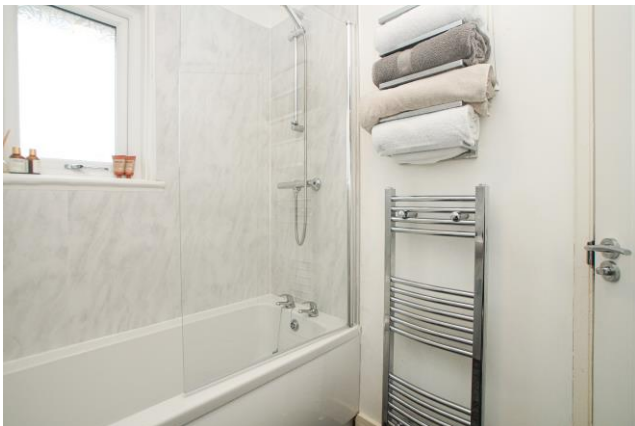
4/ 16 DALTON AVENUE, CARLISLE

**BEDROOM 2 (11'4 x 8')** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BATHROOM (6'3 x 5'5)** Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Aqua-panelled splashbacks, tile effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the rear.



BATHROOM

**OUTSIDE** Gated driveway to the front leading to the driveway and lawned garden. Enclosed, lawned rear garden with concrete patio, good size garden shed and outhouse providing storage.



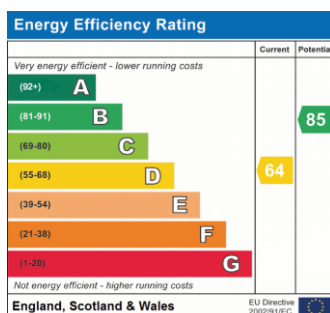
REAR GARDEN

5/ 16 DALTON AVENUE, CARLISLE

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.



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