

# Cumbrian Properties

4 Bishops Way, Dalston



**Price Region £365,000**

**EPC-B**

Detached house | Popular village location  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Drive & garage | Private walled garden

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/ 4 BISHOPS WAY, DALSTON

A four bedroom, two bathroom, two reception room, detached family home situated on the popular Bishops Way in Dalston with a private rear walled garden, driveway parking for two vehicles and garage with electric door. The double glazed and gas central heated accommodation briefly comprises spacious entrance hall with cloakroom, lounge with French door to the rear garden, dining room, kitchen with quality integrated appliances and a separate utility room. To the first floor there are three double bedrooms, master en-suite shower room, single bedroom/office with fitted bedroom furniture and a four piece family bathroom with walk-in shower. The property provides a spacious family home on a well-appointed plot with the local amenities of Dalston less than a five minute walk away including primary & secondary schools, shops, pubs, doctors' surgery and railway station.

The accommodation with approximate measurements briefly comprises:

**Composite door into a spacious entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, understairs storage cupboard, coving to the ceiling, radiator and wood effect flooring. Doors to cloakroom, lounge, kitchen and dining room.



ENTRANCE HALL

**LOUNGE (15' max x 11'5)** Two double glazed windows and UPVC double glazed French door to the rear garden, coal effect gas fire, radiator and coving to ceiling.



LOUNGE

3/ 4 BISHOPS WAY, DALSTON

**KITCHEN (14'3 max x 9'4 max)** Fitted kitchen incorporating an AEG electric oven and grill, four burner induction hob with extractor above, newly fitted integrated Bosch fridge freezer, integrated dishwasher and one and a half bowl sink unit with mixer tap and tiled splashbacks. Undercounter lighting, ceiling spotlights, wood effect flooring, radiator, double glazed window and door to utility room.



KITCHEN

**UTILITY ROOM (6' x 5')** Plumbing for washing machine, wall and base units, tiled splashbacks and composite door to the side of the property.

**DINING ROOM (10'5 x 9')** Two double glazed windows to the front, radiator and coving to the ceiling.



DINING ROOM

**CLOAKROOM** Wash hand basin, WC, part tiled walls, radiator and double glazed frosted window.

## **FIRST FLOOR**

**LANDING** Generous landing area with double glazed window, radiator and coving to the ceiling. Doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 11'6)** Double glazed window to the rear, radiator, built-in storage cupboard and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM (8' x 7')** Three piece suite comprising double walk-in shower cubicle, wash hand basin and WC. Part tiled walls, heated towel rail, cupboard housing the hot water cylinder, ceiling spotlights and double glazed frosted window.

4/ 4 BISHOPS WAY, DALSTON



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (12'7 x 10')** Double glazed window to the rear and radiator.



BEDROOM 2

**FAMILY BATHROOM (9' x 6')** Four piece suite comprising walk-in shower unit, panelled bath, wash hand basin and WC. Part tiled walls, ceiling spotlights, heated towel rail and double glazed frosted window.



5/ 4 BISHOPS WAY, DALSTON

**BEDROOM 3 (11'4 x 9')** Double glazed window to the front and radiator.



BEDROOM 3

**BEDROOM 4 (8' x 7' to fitted wardrobes)** A range of fitted wardrobes and bedroom furniture, radiator and double glazed window.



BEDROOM 4

**OUTSIDE** To the front of the property is a lawned garden bordered by hedgerow with block paved driveway providing off-street parking for two vehicles leading up to the attached garage. Generous walled garden to the rear of the property with well-established floral borders, lawn, flag stone patio with awning, garden shed, outside water supply and gates either side providing access to the front of the property.

**ATTACHED GARAGE** Electric door, water supply and gas boiler



GARDEN



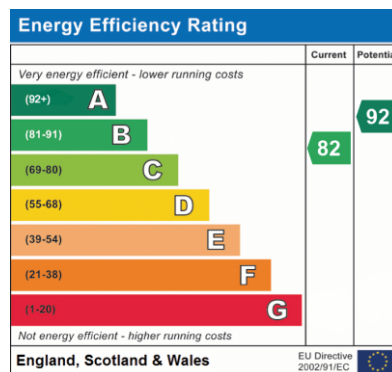
FRONT OF THE PROPERTY

6/ 4 BISHOPS WAY, DALSTON

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

**COUNCIL TAX** We are informed the property is in tax band E

**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.



reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

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

