

Cumbrian Properties

16 Dalton Crescent, Carlisle



Price Region £155,000

EPC-B

Semi-detached property | Generous plot
1 reception room | 2 bedrooms | 1 bathroom
Lawned gardens | Driveway parking

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This well presented, two double bedroom, semi-detached property has a modern kitchen and newly fitted wet room, driveway and generous gardens. The double glazed and central heated accommodation briefly comprises entrance hall, cloakroom, modern kitchen and lounge with French doors to the rear garden. To the first floor there are two double bedrooms and a newly fitted wet room. With plenty of off-street parking, lawned front garden and a generous lawned rear garden, the property would make an ideal first time buy or downsize. Located within easy walking distance of the Cumberland Infirmary, local shops, schools and parks and on regular bus routes to the city centre with good transport links to the western bypass.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and understairs storage cupboard. Doors to cloakroom, dining kitchen and lounge.

CLOAKROOM White two piece suite comprising vanity unit wash hand basin and WC. Part tiled walls, tiled floor, LED spotlight, radiator and double glazed frosted window to the front.



CLOAKROOM

DINING KITCHEN (15' x 7'8) Fitted kitchen incorporating four ring gas hob with oven below and extractor hood above, plumbing for washing machine and dishwasher, integrated fridge freezer and cupboard housing the boiler. Double glazed window to the front, tiled flooring, radiator and LED spotlights.



DINING KITCHEN

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LOUNGE (15' x 10'4) Radiator, double glazed window and double glazed French doors to the rear.



LOUNGE

FIRST FLOOR

LANDING Doors to bedrooms and wet room.

BEDROOM 1 (13'4 x 8') Double glazed window to the rear and radiator.



BEDROOM 1

WET ROOM Newly fitted wet room comprising walk in shower, wash hand basin and WC. Radiator, LED spotlights and double glazed frosted window to the rear.



WET ROOM



BEDROOM 2

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BEDROOM 2 (15'3 max x 10') Two double glazed windows to the front, radiator and built-in storage cupboards.

OUTSIDE Low maintenance lawned front garden and driveway providing off-street parking. Good size lawned rear garden with paved patio.



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

