

# Cumbrian Properties

2 Dalston Street, Denton Holme



Price Region £80,000

EPC-D

Terraced house | Popular location  
1 reception room | 2 bedrooms | FF bathroom  
Generous yard | No onward chain

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## 2/ 2 DALSTON STREET, DENTON HOLME, CARLISLE

A two bedroom mid terraced property with first floor bathroom and a generous rear yard situated in the popular location of Denton Holme. The double glazed and gas central heated accommodation briefly comprises of lounge with electric fire, a spacious dining kitchen with built in understairs storage, first floor master double bedroom with fitted storage, single bedroom/office and a three piece bathroom. Externally to the front of the property there is residents permit parking and to the rear is a generous walled yard providing plenty of space for a table/chairs and for the purchaser to put their own stamp on. Situated within easy walking distance of the local shops and amenities of Denton Holme just a 10 minute walk into the city centre and with pleasant riverside walks on your doorstep, this property would make an ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

**UPVC door into lounge.**

**LOUNGE (13'4 x 12'4 max)** Double glazed window to the front, contemporary electric fire, radiator, staircase to the first floor and door to kitchen.



LOUNGE

**KITCHEN (13' max x 11'9 max)** Fitted kitchen incorporating space for a free standing electric cooker, plumbing for washing machine, stainless steel sink with mixer tap and brick effect tiled splashbacks. Baxi combi boiler, double glazed window to the rear, radiator, wood effect flooring, understairs storage cupboard and UPVC door leading out to the rear yard.



KITCHEN

3/ 2 DALSTON STREET, DENTON HOLME, CARLISLE

**FIRST FLOOR**

**LANDING** Door and step up to bedroom1, radiator, loft access and doors to bedroom 2 and bathroom.

**BEDROOM 1 (13'5 max x 12'4 max)** Built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (9' x 6'2)** Radiator and double glazed window to the rear.

**BATHROOM (6' x 5'4)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Part tiled walls, tile effect flooring and double glazed frosted window.



BEDROOM 2



BATHROOM

**OUTSIDE** To the front of the property there is residents permit parking. Generous enclosed rear yard with gate providing pedestrian access to the rear lane.

4/ 2 DALSTON STREET, DENTON HOLME, CARLISLE



REAR YARD

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is in 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.

