

# Cumbrian Properties

5 Irvings Place, Dalston Road



**Price Region £140,000**

**EPC-D**

Terraced property | Attic room  
1 reception room | 2 double bedrooms | 2 bathrooms  
Parking, garage & gardens | No onward chain

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## 2/ 5 IRVINGS PLACE, DALSTON ROAD, CARLISLE

This immaculately presented, two double bedroom, two bathroom, terraced cottage benefits from off-street parking for two vehicles, a detached garage with electric door and a private rear garden. The property has been newly decorated and carpeted throughout and is ready to move straight in to. The pretty cottage style door leads into a light and airy lounge, kitchen with good size understairs storage cupboard and a modern three piece bathroom. To the first floor there are two double bedrooms, one with an en-suite shower room and the other with fitted wardrobes. To the second floor is a spacious attic room with Velux windows which would make an ideal "work from home" office. What you don't expect here is the amount of outside space. From the rear yard are two off-street parking spaces leading up to a detached garage with electric door and power supply, and a private lawned garden. Situated in a semi-rural location on the outskirts of Cummersdale which has its own village school and pub. The amenities of Dalston are just a five minute drive away, there is easy access to the city centre and western bypass, and there are bus stops and pleasant walks on your door stop. The property would make an ideal first time buy or downsize and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into lounge.**

**LOUNGE (14' x 13' max)** Built-in storage cupboards housing the fuse box and meters, double glazed bay window to the front, radiator, coving to the ceiling, door and staircase to the first floor, and opening to the kitchen.



LOUNGE

**KITCHEN (13' max x 11'4 max)** Fitted kitchen incorporating a Rangemaster cooker with five ring hob and extractor hood above, plumbing for washing machine, one and a half bowl stainless steel sink unit, wood effect worksurfaces, tiled splashbacks, coving to the ceiling, double glazed window to the rear, radiator, wood effect flooring, opening to the rear hall and good size understairs storage cupboard with lighting.



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**REAR HALL** UPVC door to the rear yard, wood effect flooring and door to bathroom.

**BATHROOM (13'5 x 4'6)** Three piece suite comprising shower with waterfall showerhead above panelled bath, WC and wash hand basin. Frosted glazed window, radiator and wood effect flooring.



BATHROOM

### **FIRST FLOOR**

**LANDING** Step up to bedrooms 1 and 2, door and staircase to the second floor.

**BEDROOM 1 (12' max x 10'8 max)** Fitted wardrobes, double glazed window to the front, radiator, coving to the ceiling and built-in storage cupboard.



BEDROOM 1

**BEDROOM 2 (10' max x 8' max)** Built-in storage cupboard housing the Baxi combi boiler, double glazed window to the rear, radiator and door to en-suite shower room.



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**EN-SUITE SHOWER ROOM (11'5 max x 2'7 max)** Three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled walls, tiled flooring and coving to the ceiling.



EN-SUITE SHOWER ROOM

## **SECOND FLOOR**

**ATTIC ROOM (14'9 max to under eaves x 13'4 max)** Two under eaves storage cupboards, two double glazed Velux windows with blinds, beamed ceiling and radiator.



ATTIC ROOM

**OUTSIDE** Low maintenance front garden laid to artificial turf. To the rear of the property is a paved yard leading to off-street parking for two vehicles, detached garage and a private lawned garden with outside water supply and security lighting.



REAR GARDEN

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REAR OF THE PROPERTY

**DETACHED GARAGE (19'4 x 10'9)** Electric door, double glazed window and door to the rear garden.



GARAGE

**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.

