

# Cumbrian Properties

90 Dalston Road, Carlisle



**Price Region £300,000**

**EPC-D**

Mid-terraced property | Immaculate throughout  
Generous reception space | 3 bedrooms | Fabulously appointed bathroom  
Quality fitted kitchen | Rear garden area

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2/ 90 DALSTON ROAD, CARLISLE

A fabulously presented three bedroom mid-terraced family home offered in pristine decorative order throughout with accommodation briefly comprising entrance hall, lounge and living room leading to the open plan fitted dining kitchen with patio doors to the rear. To the first floor there are two double bedrooms, family bathroom and study with an additional double bedroom to the second floor. This property is sure to appeal to the discerning client looking for a superior family home.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** An inviting vestibule/hall with panelling, staircase to the first floor, doors to lounge and living room.



ENTRANCE HALL



LOUNGE

**LOUNGE (13'4 x 12'3)** Attractive fireplace and double glazed bay window to the front of the property.

**LIVING ROOM (15'8 x 14'2)** Immaculately presented with attractive flooring, fireplace and opening to the dining kitchen.



LIVING ROOM

3/ 90 DALSTON ROAD, CARLISLE

**DINING KITCHEN (19' x 16'7)** Quality fitted kitchen incorporating a range of wall and base units with complementary worksurfaces and integrated appliances. Stunning breakfast island unit with feature lighting above, attractive flooring, door to utility room and patio doors opening onto the rear garden.



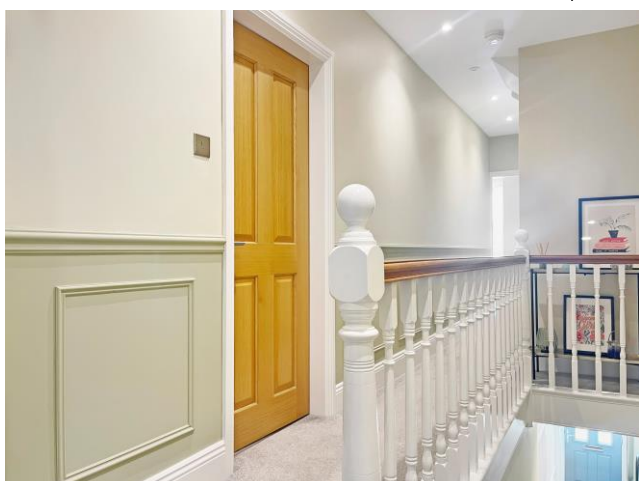
DINING KITCHEN

**UTILITY ROOM (7'7 x 6'9)** Doors to the cloakroom and rear garden.

**CLOAKROOM** WC and wash hand basin.

**FIRST FLOOR**

**LANDING** Doors to two bedrooms, study and bathroom.



LANDING

4/ 90 DALSTON ROAD, CARLISLE

**BEDROOM 1 (16' x 12'7)** Bay window to the front.

**BEDROOM 2 (14'2 x 13')** Window to the rear.



BEDROOM 1



BEDROOM 2

**STUDY (6'9 x 6'5)** Window to the side.

**BATHROOM** Four piece suite comprising walk-in shower cubicle, freestanding bath, WC and vanity unit wash hand basin. Part tiled walls, tiled flooring and window to the rear.



BATHROOM



ATTIC CONVERSION

**ATTIC CONVERSION (18'1 x 14'1)** Providing an additional bedroom with Velux window.

5/ 90 DALSTON ROAD, CARLISLE

**OUTSIDE** Lovely front forecourt and beautifully presented rear garden featuring patio and raised flower beds enclosed by a brick wall.

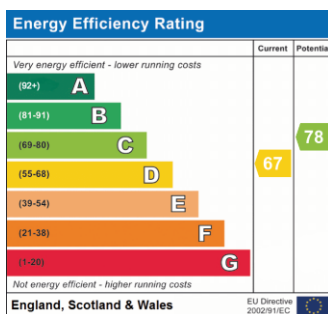


REAR GARDEN

**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.



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\*UK Rightmove, Market Share Information  
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