

Cumbrian Properties

157 Dalston Road, Carlisle



Price Region £245,000

EPC-C

Extended semi-detached property | Elevated position
2 reception rooms | 3 bedrooms | 2 bathrooms
Generous corner plot | Garage & parking

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This bay fronted, extended, semi-detached property is situated on a fantastic, elevated, corner plot in a much sought after location to the west of the city. The light and airy, spacious accommodation is double glazed and gas central heated and briefly comprises entrance hall, bay fronted lounge and sitting room, good size ground floor shower room and modern kitchen with integrated appliances leading into a stunning sun room. To the first floor there are two bay fronted double bedrooms, single bedroom/office, spacious four piece wet room and cloakroom. Externally the property has bundles of space with gardens to the front, side and rear providing the potential to extend the property further (subject to planning permission) with the additional benefit of a single garage with power supply and parking space. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, wood effect flooring and coving to the ceiling. Doors to lounge, sitting room, kitchen and shower room.



ENTRANCE HALL



SHOWER ROOM

SHOWER ROOM (8'6 max x 6'6 max) Three piece suite comprising fully tiled shower cubicle, wash hand basin and WC. Spacious built-in storage cupboard, double glazed frosted windows to the front and side, radiator, tile effect flooring and ceiling spotlights.

LOUNGE (14'5 max into bay x 12'6 max) Double glazed bay window to the front, two radiators, brick-built fireplace housing an electric stove effect fire, coving to the ceiling and picture rail.



LOUNGE

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SITTING ROOM (15' max into bay x 11'7 max) Double glazed bay window with French doors opening onto the rear garden, brick-built fireplace housing a coal effect gas fire on a tiled hearth, radiator and coving to the ceiling.



SITTING ROOM

KITCHEN (18' max x 7' max) Fitted kitchen incorporating an integrated electric oven and microwave, four ring gas hob with extractor hood above, integrated dishwasher and washing machine, integrated fridge and freezer and cupboard housing the Worcester boiler. Brick effect tiled splashbacks, understairs storage cupboard, ceiling spotlights, radiator, tile effect flooring, double glazed window overlooking the rear garden, two double glazed windows and UPVC door to the sun room.



KITCHEN

SUN ROOM (21'5 max x 7' max) Double glazed patio doors to the garden, double glazed windows, two double glazed Velux windows, ceiling spotlights, wood effect flooring and electric heater.



SUN ROOM

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FIRST FLOOR

LANDING Doors to bedrooms, cloakroom and wet room. Feature stained glass window, radiator, coving to the ceiling and access to the boarded loft, with power, via a drop down ladder.



LANDING

WET ROOM (15' max x 7' max) Four piece suite comprising walk-in shower, panelled bath, vanity unit wash hand basin and WC. Part tiled walls, double glazed window to the rear, ceiling spotlights and radiator.



WET ROOM

BEDROOM 1 (14'6 max into bay x 9'8 to fitted wardrobes) A range of built-in mirror fronted wardrobes, double glazed window to the front, radiator and ceiling spotlights.

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BEDROOM 1



BEDROOM 2 (15' into bay x 9'6 to fitted wardrobes) A range of fitted wardrobes, built-in storage cupboard, radiator and double glazed bay window overlooking the rear garden.

BEDROOM 3 (8' x 7') Double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

CLOAKROOM Tile effect flooring, WC and double glazed window.

OUTSIDE Spacious gravelled front garden bordered by mature shrubs and bushes offering the potential to extend (subject to planning permission) with lawn incorporating floral borders and outside tap. To the rear of the property is a generous lawned garden with mature trees and plants offering various seating areas, brick-built barbeque, greenhouse, shed, outside tap and external power points. The rear garden also offers the potential to extend the property (subject to planning permission). A gate to the rear provides access to a **SINGLE GARAGE** with power supply and off-street parking in front.

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FRONT GARDEN



REAR OF THE PROPERTY



REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.