

# Cumbrian Properties

86 Dalston Road, Carlisle



**Price Region £230,000**

**EPC-C**

Terraced property | Popular residential area  
2 reception rooms | 3 bedrooms | 1 bathroom  
Double garage | No onward chain

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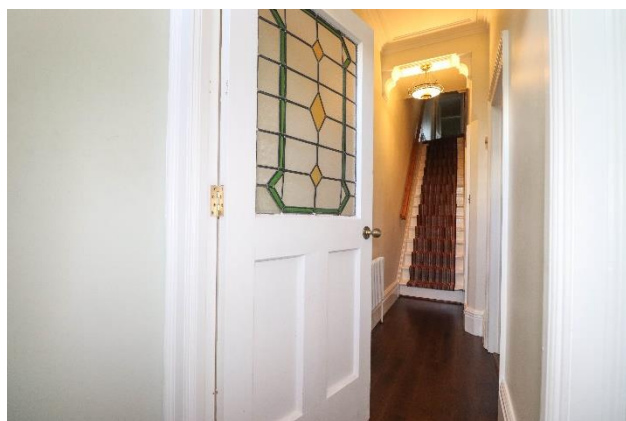
An opportunity to purchase a three bedroom, two reception room terraced property retaining many original features throughout. The double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hall, lounge with wood burning stove, dining room with original open fire and fitted kitchen. To the first floor are two double bedrooms, spacious family bathroom, office and further double bedroom to the second floor. Low maintenance rear yard with the added benefit of a double garage providing ample off street parking and storage. Dalston Road is situated to the west of the city close to a range of local amenities including shops, schools and is within easy walking distance of the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via front door into vestibule

**VESTIBULE** Stained glass door leading to entrance hall.

**ENTRANCE HALL** Staircase to the first floor, wood flooring, radiator, coving to ceiling and original cornice. Doors to lounge and dining room.



ENTRANCE HALL

**LOUNGE (15' max into bay window x 12'9)** Double glazed bay window with window seat, wood burning stove with slate hearth and wood mantle above. Wood flooring, radiator, picture rail, coving and ceiling rose.



LOUNGE

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**DINING ROOM (14' x 13'3)** Original open fire with tiled hearth and wooden mantle. Picture rail, coving, wood flooring, double glazed window, radiator and door to the kitchen.



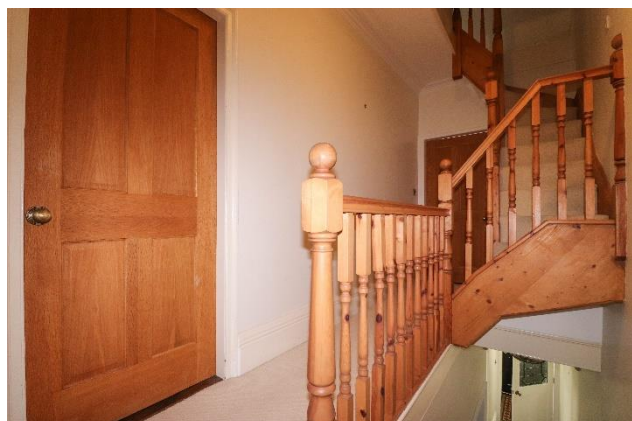
DINING ROOM

**KITCHEN (16'2 max x 7'7 max)** Fitted kitchen incorporating a Belfast sink, tiled splashbacks and built in electric oven with four burner gas hob and extractor hood above. Plumbing for washing machine, radiator, tiled flooring and built in pantry, two stained glass double glazed windows, double glazed window and double glazed door to the rear garden.



KITCHEN

**FIRST FLOOR** Half landing with doors to bathroom and study. Landing with doors to bedrooms 1 and 2 and stairs to bedroom 3. Stained glass rooflight, coving and radiator.



STAIRS / LANDING

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**BATHROOM (9'7 max x 7'7 max)** Four piece suite comprising of fully tiled shower cubicle, panelled bath, wash hand basin and WC. Tiled splashback, stained glass double glazed window, tile effect flooring and heated towel rail.



BATHROOM

**STUDY (5'9 x 4'6)** Double glazed window, radiator and combi boiler.

**BEDROOM 1 (16'8 x 12')** Original open fire on stone hearth, two double glazed windows, radiator and coving to ceiling.



BEDROOM 1

**BEDROOM 2 (12' to fitted wardrobes x 10'6)** A range of fitted wardrobes, double glazed window, radiator and coving to ceiling.



BEDROOM 2

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**BEDROOM 3 (16'3 x 16')** Feature exposed brick wall, two wooden beams, velux window and radiator.



BEDROOM 3

**OUTSIDE** Front garden laid to flag stones and stone chippings. Low maintenance flagged rear yard with floral borders, feature pond built into the wall, one outhouse and one outdoor WC. Access to the double garage with electric roller door.



REAR OF PROPERTY



GARAGE

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**TENURE** Freehold

**COUNCIL TAX** 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.

