



19 Dalston Road

Carlisle, Cumbria, CA2 5NP

A spacious end of terrace house located just to the West of the city centre close to the amenities of Denton Holme. The property briefly comprises:- entrance hallway, sitting room, dining room, kitchen, 3 bedrooms and a large bathroom. Externally is a front forecourt garden and to the rear an enclosed garden with patio.

Guide Price: £130,000





- **3 Bedrooms**
- **2 Reception Rooms**
- **End Terraced House**
- **Close to Amenities & facilities**
- **Walking Distance to City Centre**
- **Easy Access to Western Bypass**

SUMMARY

The property is located in a popular residential area which is well served with a superb range of local amenities and facilities including shops, hairdressers, supermarkets, sports facilities, recreational playing fields and parks.

The area benefits from being within the catchment areas for a number of desirable nurseries, primary and secondary schools.

With excellent access to the city centre, regular bus service throughout the city and easy access to the M6 & A69 at Junction 43.

DIRECTIONS

The property is located on Dalston road on the left-hand side if heading towards Dalston and can be identified by an H&H King 'For Sale' sign.

PARTICULARS

(All measurements are approximate)

ENTRANCE HALL With doors off to the ground floor accommodation and stairs off to the first floor. Understairs cupboard. Laminate flooring. Radiator.

SITTING ROOM 4.47m x 4.17m (14'8" x 13'8") With two double glazed windows to the front and side elevation. Two radiators and a fireplace with hearth, surround and mantle. Fitted carpet. TV point.

DINING ROOM 4.5m x 3.12m (14'9" x 10'3") With a double-glazed window to the front elevation. Cupboard housing the Baxi boiler for domestic heating and hot water (neither this nor any radiators have been tested by H&H King). Radiator. Laminate flooring. TV point.

KITCHEN 3.3m x 1.93m (10'10" x 6'4") Has a range of fitted wall and base units with worksurfaces and tiled splashbacks. Stainless steel sink drainer unit with mixer tap. Plumbing for an automatic washing machine and space for under counter fridge and freezer. Gas cooker point.



LANDING With doors off to the first floor accommodation. Fitted carpet. Radiator.

BEDROOM ONE 3.56m x 3.18m (11'8" x 10'5") Double bedroom with double glazed window to the front elevation. Radiator. Fitted carpet.

BEDROOM TWO 3.94m x 1.73m (12'11" x 5'8") With built in wardrobes and cupboards. Fitted carpet. Double glazed window unit to the side elevation. Radiator.

BATHROOM 3.45m x 2.7m (11'4" x 8'10") With a fitted four-piece suite comprising panelled bath, low suite w/c, wash hand basin and shower cubicle containing electric shower unit. Lino flooring. Double glazed window unit to the rear elevation.

BEDROOM THREE 4.45m x 3.15m (14'7" x 10'4") Double bedroom with double glazed window to the front elevation. A range of built in wardrobes and cupboards. Cupboard for storage. Radiator. Fitted carpet.

OUTSIDE Front forecourt garden extending to the side with shillies, path and gate. To the rear an enclosed yard with patio.

SERVICES

Mains services are connected but have not been tested. Broadband available. Baxi boiler.

COUNCIL TAX

Band 'B'

TENURE / POSSESSION

To be advised

LOCAL AUTHORITY

Carlisle City Council, Carlisle 01228 817000

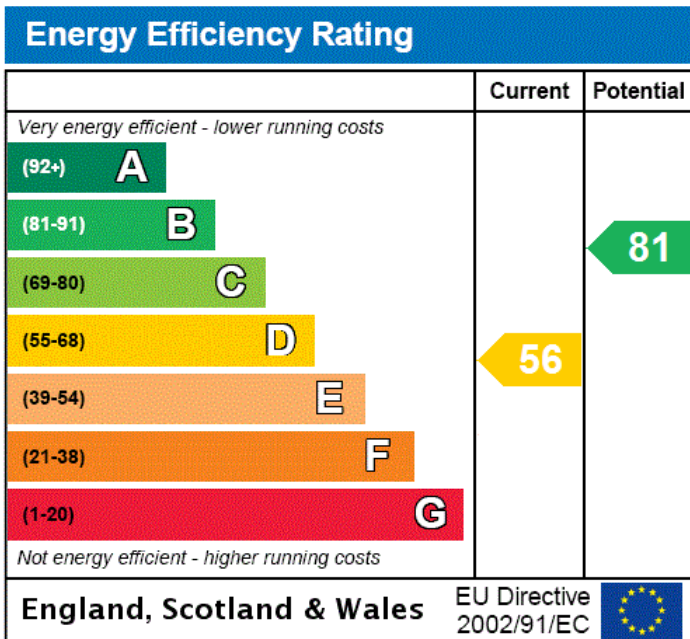
VIEWING

Strictly by appointment through our Carlisle Office.



SKETCH PLAN NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY. The placement and size of walls, doors, windows, staircases, and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or HH King Ltd. Plan produced using PlanUp.

ENERGY PERFORMANCE GRAPH



2/2A Lowther Street, Carlisle, CA3 8DA
Tel: 01228 810 799

Email: carlisle@hhking.co.uk

Also at Penrith Tel: 01768 840619