



3 Craiktrees, Townhead Road, Dalston, CA5 7QU

Guide price £250,000





3 Craiktrees, Townhead Road

Dalston, CA5 7QU

- A characterful End-Terraced Property
- 2 Bedrooms, 2 Bathrooms & 2 Reception Rooms
- Off Road Parking
- Amenities Within Walking Distance
- Modern Open Plan Kitchen Dining Room
- Recently Renovated to an Immaculate Standard
- Enclosed Rear Garden
- Popular Village Location
- Countryside Walks from the Doorstep
- Offered For Sale with No Onward Chain

Offered for sale with no onward chain is this beautiful character property. Recently renovated to a high standard this 2 bed home is ready to move in to immediately. The village of Dalston is highly popular and offers a range of local amenities including schools, shops, regular bus routes, train station, Doctors surgery, pharmacy, Dentist, takeaways, cafes, two public houses and St Michaels Church.



Entrance Hallway

Door to lounge, opening to the open plan living/dining/kitchen and staircase to the first floor.

Kitchen Dining Room

20'11" x 10'1" (6.38 x 3.08)

A range of wall and base units with complementary worksurfaces and upstands incorporating a one and a half bowl sink unit with mixer tap. Four ring electric hob with glass splashback and extractor hood above and oven below, integrated microwave, integrated dishwasher and integrated washer dryer. UPVC double glazed window, UPVC double glazed patio doors, ceiling spotlights, wood effect flooring with underfloor heating to the extension area. Opening to reception area.

Lounge

10'6" x 14'4" (3.21 x 4.38)

Inset fireplace housing a gas stove on a sandstone hearth, original storage cupboards, UPVC double glazed window, radiator, original ceiling beam and opening to the open plan living/dining/kitchen.

Study

6'5" x 7'8" (1.96 x 2.36)

Providing an ideal home office or further living area with UPVC double glazed window, radiator, original beamed ceiling, wood effect flooring, understairs storage cupboard, door to wet room and UPVC double glazed door to the side.

Ground Floor Shower Room

6'1" x 4'7" (1.86 x 1.41)

White three piece suite comprising rainfall shower, wash hand basin and low level WC. Ceiling spotlights, original ceiling beam and underfloor heating.





Directions

From Carlisle head South on Dalston Road / B5299 proceeding to the Village of Dalston. At the Co-Op turn right onto Townhead Road and continue until you see the sign on the right-hand side for Craiktrees. The property can be identified by a Lakes Estates 'For Sale' sign.

Bedroom One 6'9" x 8'2" (2.08 x 2.51)
Has a uPVC double glazed window, radiator. Door leading through to the ensuite.

En-Suite Bathroom 6'4" x 4'3" (1.94 x 1.31)
A fitted three-piece suite comprising panelled bath, low level w/c and a sink with a mixer tap. Chrome heated towel rail and storage cupboard housing the modern boiler. uPVC window.

Bedroom Two 10'4" x 13'4" (3.15 x 4.08)
A spacious double bedroom with a radiator and UPVC double glazed windows to the front and rear.

Outside
Lawned front garden with flower borders housing a variety of mature plants and shrubs and gravelled driveway providing off-road parking. Further parking is available to the front of the property. Low maintenance gravelled rear garden incorporating Indian sandstone patio and flower borders housing a variety of mature plants and shrubs. Outside tap to the side of the property.

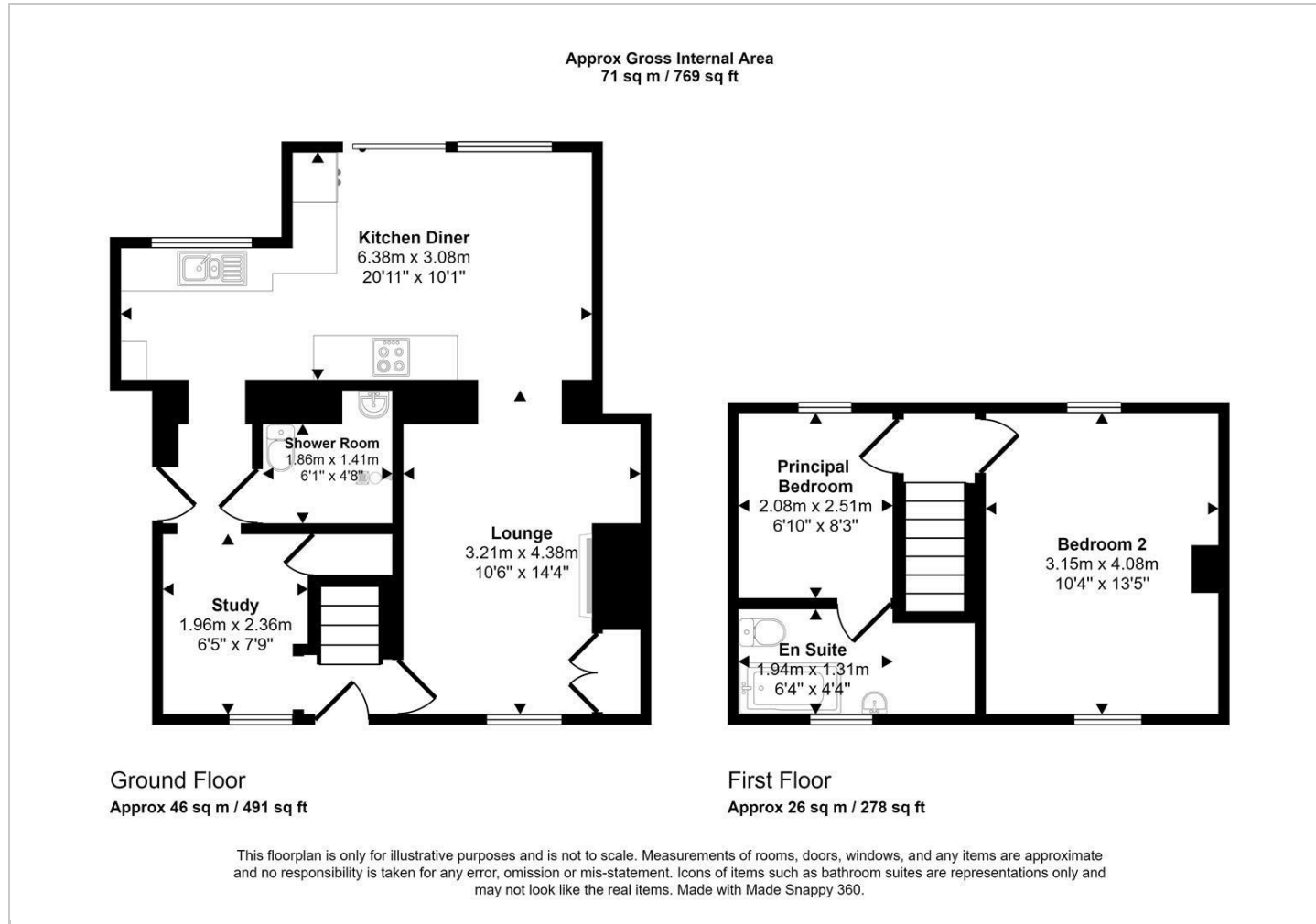
Services
Mains electricity, gas, water and drainage. Broadband is available.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.





Floor Plans



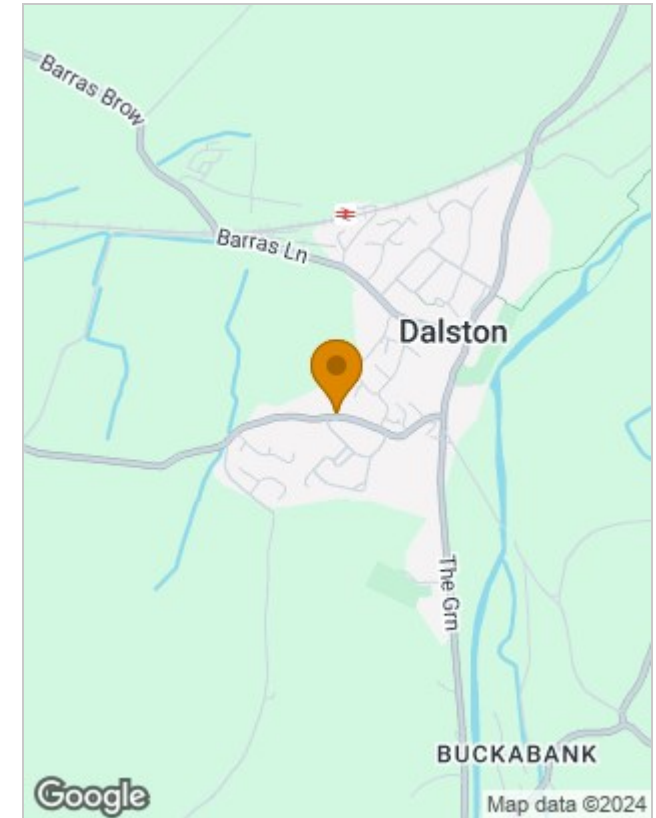
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

