



**Three Bedroom Detached House**

**Quiet Cul-de-sac Location**

**Modern Residential Development**

**Popular Dalston Village**

**Local Amenities Close By**

**Garden & Conservatory**



**26 Nook Lane Close**  
Carlisle, CA5 7JA

**Monthly Rental Of**  
**£850**

Three bedroom detached house in a quiet cul-de-sac in Dalston village. Dalston is approximately 5 miles south of Carlisle and is a very popular residential location with many local amenities including butcher's, cafe, convenience store, church, pubs, tennis club, Caldew School and plenty of countryside walks to highlight a few. There is also a regular bus route through the village. The property briefly comprises: Entrance Hallway, Cloakroom, Living Room with gas fire, Dining Room, modern fitted Kitchen with appliances. Utility Room. Conservatory. To the first floor are 3 bedrooms, 1 with en-suite, and a family bathroom. Outside: block paved driveway to single garage. .Rear garden with gravel and flagged features. Shed. Front garden with lawn.

**Hall** 8' 1" x 2' 11" (2.47m x 0.88m) + 5' 7" x 4' 8" (1.71m x 1.41m)

Hallway with stairs to first floor, living room and kitchen. Coat hooks. Small understairs cupboard.

**Cloakroom** 5' 2" x 2' 10" (1.58m x 0.87m)

Accessed from the Utility Room with toilet and sink. Cushion flooring.

**Dining Room** 10' 0" x 9' 3" (3.04m x 2.83m)

with open archway to Living Room, door to Kitchen. Sliding patio door to Conservatory.

**Living Room** 14' 6" x 13' 0" (4.42m x 3.97m)

Featuring Gas fire on stone harth with wooden fire surround. Open archway to dining room. Internal door to Hallway.

#### **Kitchen**

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops. Dishwasher. Oven, gas hob with stainless steel extractor overhead. Fridge freezer. Cushion flooring. Internal doors to Utility, Dining Room and Hall.

**Utility room** 6' 3" x 5' 2" (1.91m x 1.58m)

with wall and floor cupboard units. Sink. Washing machine. Cushion flooring. External door to side of property. Internal doors to Kitchen & cloakroom.

**Bedroom 1** 11' 0" x 10' 11" (3.36m x 3.32m) + 3' 10" x 3' 9" (1.17m x 1.14m)

Double bedroom overlooking the front of the property. Built-in wardrobes and vanity unit. En-suite

**En-suite** 8' 10" x 3' 5" (2.68m x 1.05m)

featuring toilet, sink and shower enclosure. Part-tiled walls. Cushion flooring.

**Bedroom 2** 11' 11" x 8' 6" (3.63m x 2.59m)

Double bedroom overlooking the rear of the property.

**Bedroom 3** 7' 11" x 5' 5" (2.41m x 1.66m) + 4' 7" x 1' 8" (1.40m x 0.51m)

Single bedroom overlooking the front of the property with built-in storage cupboard.

**Bathroom** 6' 10" x 5' 7" (2.08m x 1.71m)

featuring bath, sink and toilet. Part-tiled walls. Towel radiator. Cushion flooring.

**Conservatory** 12' 10" x 9' 9" (3.92m x 2.96m)

Glazed conservatory overlooking the rear garden. Patio door to garden. Tiled floor. Sliding patio door from dining room. Electric fire.

**First Floor Landing** 9' 3" x 2' 9" (2.83m x 0.84m)

with doors to all bedrooms and bathroom. Walk-in storage cupboard. Storage cupboard housing water cylinder.

#### **Outside**

Front garden with lawn and planted gravel feature. Driveway parking for two vehicles. Low maintenance rear garden with fence surround, gravel / paved features and shed. Pedestrian access to side of the property.

#### **Garage**

single garage with electric up-and-over door. Lights and sockets. Tumble Dryer.

#### **Terms:**

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.



# Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

## Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)  
Telephone: 020 3829 0748

26, Nook Lane Close  
Dalston  
CARLISLE  
CA5 7JA

Energy rating

C

This certificate  
expired on:

9 December 2018

Certificate number: 9352-2850-6223-0598-1261

Total floor area

82 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)  
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