HUNTERS®

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Inglewood Drive

Dalston, Carlisle, CA5 7LZ

Offers Over £240,000

3 2 1 B

- Semi-Detached House
- Highly Desirable Village Location
- Three Bedrooms (Master En-Suite)
- Enclosed & Landscaped Rear Garden
- Council Tax Band - C
- Nicely Presented Throughout
- Spacious Living Room & Dining Kitchen
- Upstairs Bathroom & Downstairs WC/Cloakroom
- Off-Street Parking
- EPC - B

Tel: 01228 584249

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Tucked away nicely toward the top of a quiet 'Story Homes' development is this three bedroom semi-detached house, which would be a perfect purchase for many buyers, whether you are searching for your first home, family home or investment. The well proportioned home boasts some excellent features including a fantastic open outlook to the front and a great dining kitchen, with direct access to the sun-trap rear garden! A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen and WC/cloakroom to the ground floor with a landing three bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-street parking to the front and an enclosed garden to the rear. EPC - B and Council Tax Band - C.

Dalston is a thriving and highly sought after village, situated conveniently to the South of Carlisle. Boasting a wealth of every-day living amenities within the village including local shop, post office, pharmacies, public houses, cafe's and both highly reputable Primary and Secondary schools, making this the perfect location for a wide range of buyers. For commuting, a ten minute drive will place you directly into Carlisle City Centre with easy access to the Western City Bypass, A595 and the soon to be Southern Road Link which will provide access to the M6 motorway J42. Further transport links including regular bus routes and rail links pass through Dalston.

GROUND FLOOR:

ENTRANCE HALL
Entrance door in from the front with internal doors to the living room, dining kitchen and WC/cloakroom. Stairs to the first floor with under-stairs storage cupboard with lighting internally and two further fitted under-stair storage units. Radiator.

LIVING ROOM
15'7" x 11'4" (4.75m x 3.45m)
Double glazed window to the front aspect and radiator. Measurements to the maximum points.

DINING KITCHEN
16'7" x 9'1" (5.05m x 2.77m)
Fitted kitchen with a range of base, wall and drawer units with complimentary worksurfaces and upstands above. Integrated eye-level double oven, five burner gas hob with extractor unit above, integrated fridge freezer, space and plumbing for a washing machine and dishwasher. One and a half bowl stainless steel sink with mixer tap, wall mounted and enclosed gas boiler, radiator, double glazed window to the rear aspect and double glazed French doors to the garden. Space for dining furniture.

WC/CLOAKROOM
6'3" x 3'5" (1.91m x 1.04m)
Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator, extractor fan and obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor with internal doors to three bedrooms and bathroom. Storage cupboard housing the water cylinder. Loft access point.

MASTER BEDROOM
12'4" x 10'8" (3.76m x 3.25m)
Double glazed window to the front aspect enjoying an open outlook, radiator, fitted wardrobes with over bed units and internal door to the en-suite shower room. Measurements to the maximum points.

EN-SUITE
7'9" x 3'10" (2.36m x 1.17m)
Three piece suite comprising WC, wash hand basin and shower enclosure including mains shower with rainfall shower head. Part tiled walls, tiled floor, radiator, recessed spotlights, extractor fan and obscured double glazed window.

BEDROOM TWO
9'1" x 9'0" (2.77m x 2.74m)
Double glazed window to the rear aspect and radiator.

BEDROOM THREE
9'2" x 7'2" (2.79m x 2.18m)
Double glazed window to the rear aspect and radiator.

BATHROOM
8'8" x 5'6" (2.64m x 1.68m)
Three piece suite comprising WC, wash hand basin and bath with hand shower attachment. Part tiled walls, tiled floor, radiator, recessed spotlights, extractor fan and obscured double glazed window.

ENTERNAL:
Parking:
To the front of the property is a block-paved driveway providing off-street parking for two vehicles. Side access pathway with gate to the rear garden.
Rear Garden:
The enclosed rear garden is nicely landscaped including a small paved seating area outside the dining kitchen French doors, gravelled pathway and lawned garden. Outdoor electricity socket and cold water tap to the rear.

WHAT3WORDS
For the location of this property please visit the What3Words App and enter - feel.store.secret

PLEASE NOTE
Annual service charge approximately £94.18 per annum for the upkeep of the development.

AML DISCLOSURE
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

GROUND FLOOR
KITCHEN/DINING ROOM
STORAGE
WC
UP
HALLWAY
LIVING ROOM
1ST FLOOR
BEDROOM
BEDROOM
DOWN
LANDING
BATHROOM
STORAGE
ENSUITE
MASTER BEDROOM
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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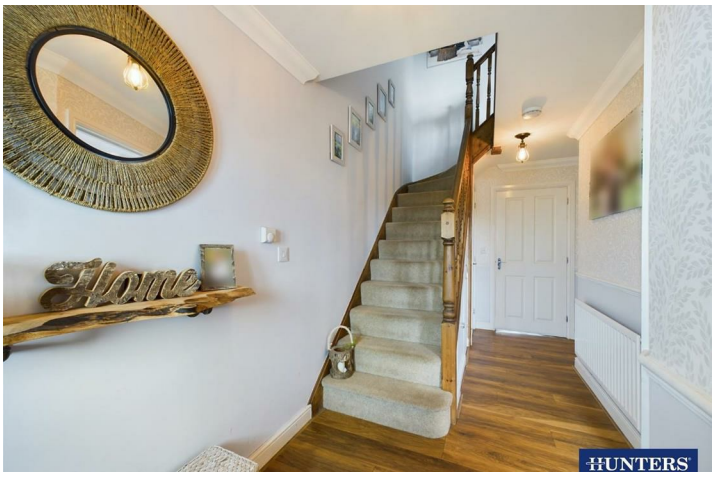
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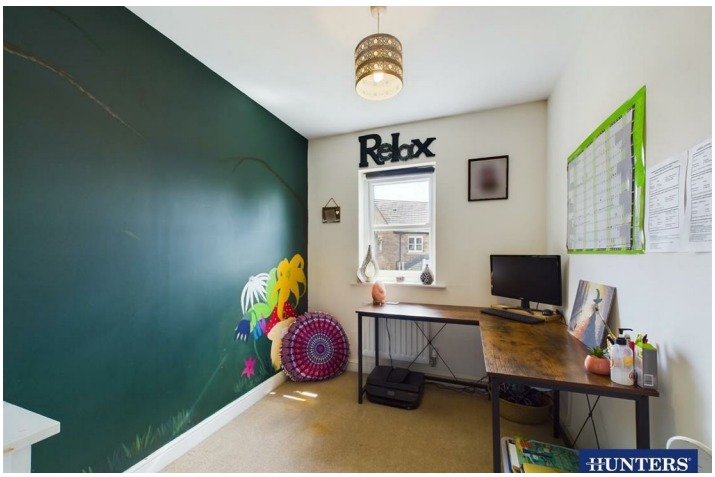
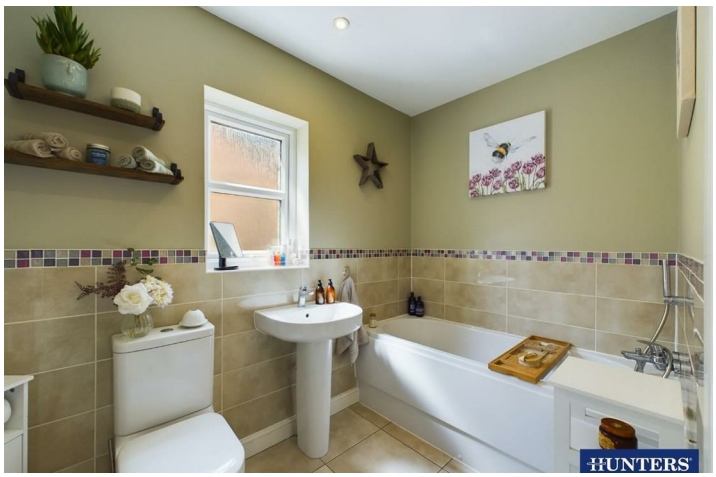
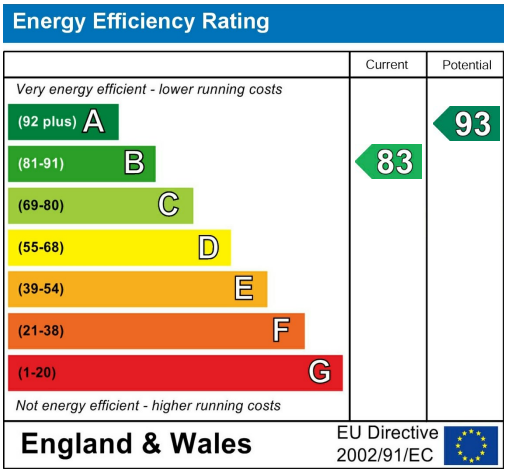
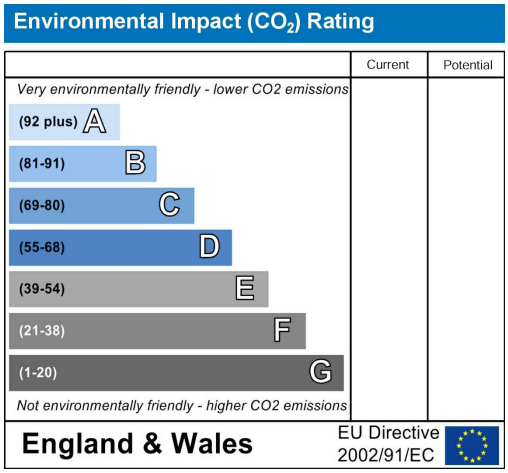

Relax



Energy Efficiency Graph

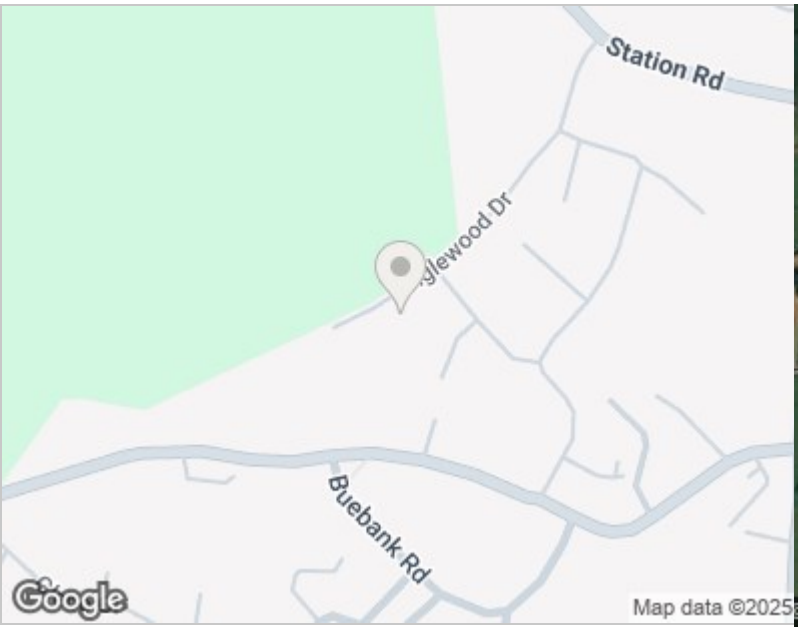




Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman