



**Hayward
Tod**

3 Bed Mid Terraced House | Madam Banks Road | Dalston | CA5 7QZ

£175,000





Three bedroom mid-terrace property, providing excellent family living within walking distance of the centre of the popular village with an excellent range of amenities. Off street parking. Enclosed easily maintained gardens to the front and rear. Previously a strong performing buy-to-let.

entrance hall and stairs | living room | kitchen | dining area/study | bathroom | separate W.C. | three bedrooms | front garden | rear low maintenance garden and off-street parking | fully double glazed | gas central heating | mains connected, water, gas, electricity and drainage | freehold | EPC D | council tax band B

APPROXIMATE MILEAGES

Village centre 0.2 (5 minute walk) | Central Carlisle 4.7 | Lake District National Park - Caldbeck 8.8, Pooley Bridge Ullswater 22.7 | Solway Coast AONB - Bowness on Solway 15 | Penrith 18 | Newcastle Airport 60.9

WHY DALSTON?

Highly desirable and sought after village, Dalston has a superb range of amenities which are all within a short walking distance from the property. These include primary and secondary schools and an excellent range of shops including a butchers, Coop, coffee shop, takeaways, public house, chemist and PO. The village hall is located along The Green and a CoE Church is in the village square. The village also has a good medical practice and veterinary surgery plus benefits from bus and rail services. The village is well placed just a short car ride from the regional capital Carlisle which has a mainline station, growing café society and an excellent range of bars and restaurants. The village is well placed for accessing the Lake District, M6, coast and West Cumbria.

ACCOMMODATION

The property benefits from a good size dual aspect living room and a well proportioned kitchen with large pantry



cupboard. Adjacent to the kitchen is a small dining area or study. The kitchen itself has a good range of wall and base units with an integrated oven and hob and plumbing for a washing machine. There is a door from the kitchen to the rear garden/parking. On the first floor there is a useful nook on the landing which could be utilised a space for a desk or additional storage. There are three bedrooms, the larger two at the front of the property and the slightly smaller third at the rear. There is a tiled bathroom with shower over the bath and a separate W.C. The property is fully double glazed and gas centrally heated, with full fibre broadband available in the village for installation if desired. At the front of the property there is a large lawned area behind a low gated fence with a path leading to the front door. At the rear there is gated off-street parking within a low maintenance rear garden.



Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.