

HUNTERS®

HERE TO GET *you* THERE



Dalton Crescent

Carlisle, CA2 7FG

£950 Per Month, Deposit £1096



- Modern Semi-Detached House
- Spacious Living Room with Patio Doors
- Three-Piece Shower Room
- Off Road Parking for Two Vehicles
- Council Tax Band - B
- Contemporary Fitted Kitchen
- Two Well Proportioned Bedrooms
- Additional Convenient WC
- Generous Enclosed Rear Garden
- EPC - B

Tel: 01228 584249

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Carlisle, CA2 7FG

£950 Per Month



Ready for immediate let, this attractive home has been finished to a high standard throughout and would make an ideal home for individuals, couples and small families seeking a modern home.

The welcoming entrance hall provides access to the fitted kitchen with integrated fridge freezer, oven and hob, with additional space for your own appliances. The spacious living room and practical WC complete the ground floor accommodation.

There are two well proportioned bedrooms on the first floor, and a three-piece wet room style shower room.

The property benefits from driveway parking for two vehicles, as well as a generous rear enclosed rear garden.

EPC rating B

Council Tax Band B

Rent £950 PCM

Deposit £1096

Holding Deposit £219

To arrange a viewing, please contact cumbria_scot.lettings@hunters.com to obtain an application pack

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to kitchen, living room and WC, understairs storage cupboard, and a radiator.

KITCHEN

Fitted wall, base and drawer units with matching worksurfaces and upstands above, a one, integrated fridge freezer, integrated electric oven with gas hob and extractor fan, space for washing machine and dishwasher, and a half bowl sink with drainer and mixer tap. A double glazed window to the front aspect, and a radiator.

LIVING ROOM

Double glazed window to rear aspect, double patio doors to rear garden, and a radiator.

WC

Two-piece suite comprising a WC, vanity unit with inset basin and tap, double glazed window to front aspect and a radiator.

FIRST FLOOR:

LANDING

Stairs leading up from ground floor, with internal doors to two bedrooms and shower room. Loft hatch access.

BEDROOM ONE

Two double glazed windows to front aspect, a built in storage cupboard, and a radiator.

BEDROOM TWO

Double glazed window to rear aspect, and a radiator.

SHOWER ROOM

Three-piece suite comprising a WC, wall hung sink with hot and cold taps, a wet-room style shower with mains water unit, chrome towel radiator, hand rail, and a window to rear aspect.

EXTERNAL:

To the front of the property, there is a grassed lawn and paved pathway to the front entrance.

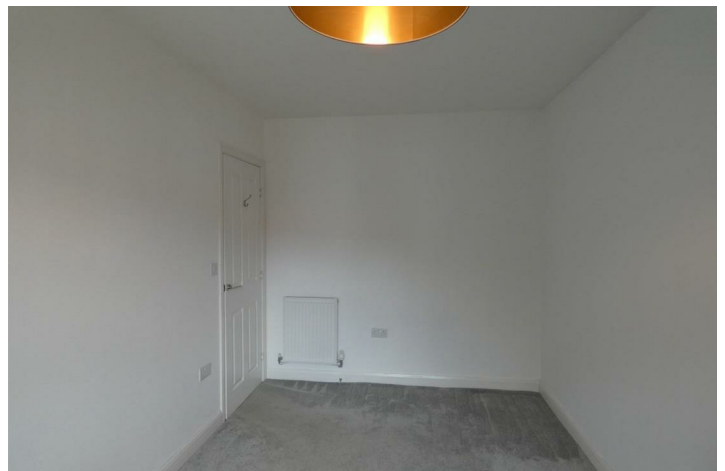
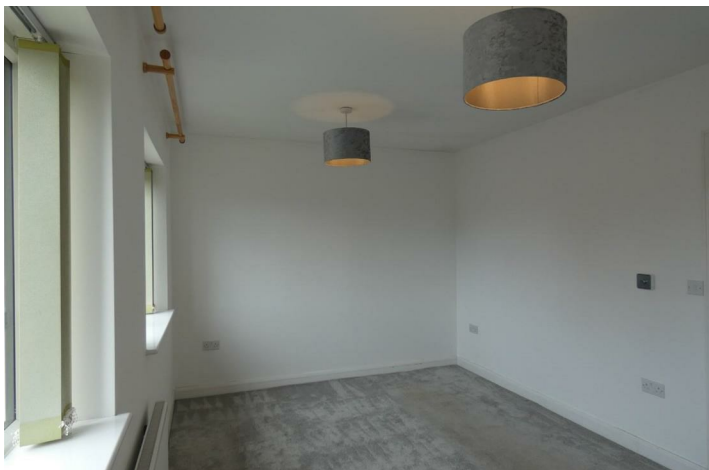
To the rear, there is a paved patio and a lawned garden with a fenced boundary and access gate to the side of the property.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter -
///pulse.dock.power

Floorplan







Energy Efficiency Graph

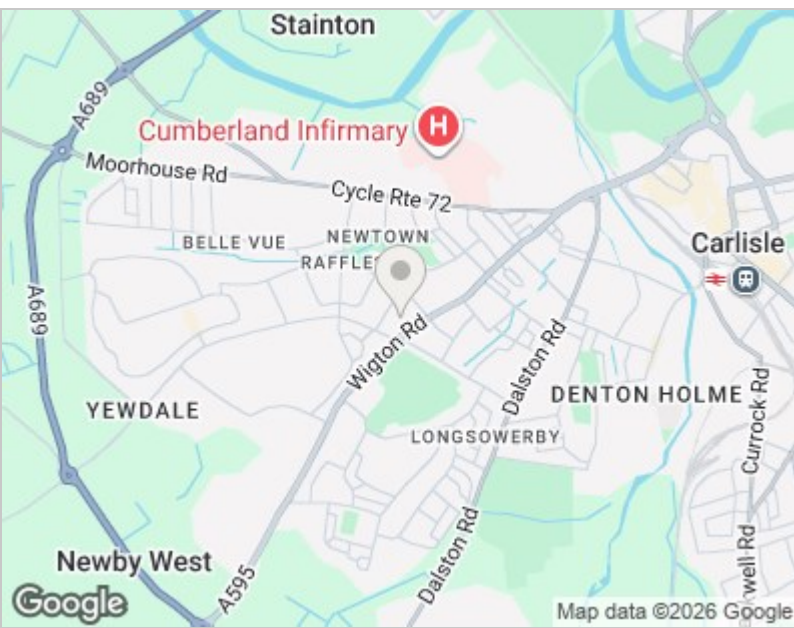
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Viewing

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

Road Map



Hybrid Map





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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