



18 Dunlin Close, Carlisle, CA2 7FJ

Guide price £219,500



3



1



1



B



18 Dunlin Close

Carlisle, CA2 7FJ

- Contemporary home
- Three bedrooms
- Found on a substantially large plot with extended garden
- Modern kitchen
- Council Tax Band: C
- Large lounge with french doors to the garden
- Near to fantastic transport links
- Gas central heating & uPVC double glazing
- Spacious family bathroom
- EPC Rating: B



18 Dunlin Close is a beautifully presented three-bedroom semi-detached family home on the sought-after Sanderling Walk development, conveniently located to the west of Carlisle, just off Newtown Road.

Ground Floor: The welcoming entrance hallway leads to a modern fitted kitchen and a spacious lounge-diner featuring French doors that open onto the rear garden, flooding the space with natural light. A ground floor W.C. completes this level.

First Floor: Three well-proportioned bedrooms (one currently used as a dressing room) and a family bathroom provide comfortable living accommodation.

Exterior & Garden: The front offers a driveway with parking for up to three vehicles, a neat lawn, and paved pathway. A side gate provides access to the impressive south-facing rear garden – a real highlight of the property. The garden features a paved patio area and expansive lawn, having been extended to the side to create exceptional outdoor space. This presents exciting opportunities for further property extension (subject to planning permission) or additional garden features such as a second patio or vegetable garden.

Additional Benefits: Gas central heating and uPVC double glazing throughout ensure year-round comfort. The property is impeccably maintained and enjoys a peaceful cul-de-sac position on a no-through road, while remaining within a five-minute walk of excellent local amenities.



Lounge Diner	15'9" x 15'9" (4.82 x 4.81)
Kitchen	8'9" x 11'7" (2.67 x 3.54)
Hall	
W.C	2'9" x 6'8" (0.85 x 2.04)
Landing	
Principal Bedroom	8'9" x 16'2" (2.69 x 4.95)
Bedroom Two	8'7" x 11'4" (2.64 x 3.47)
Bedroom Three/Dressing Room	4'9" x 9'8" (1.45 x 2.95)
Bathroom	6'9" x 10'4" (2.08 x 3.15)

Services

The property is serviced by mains electricity, water, drainage and gas.

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.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

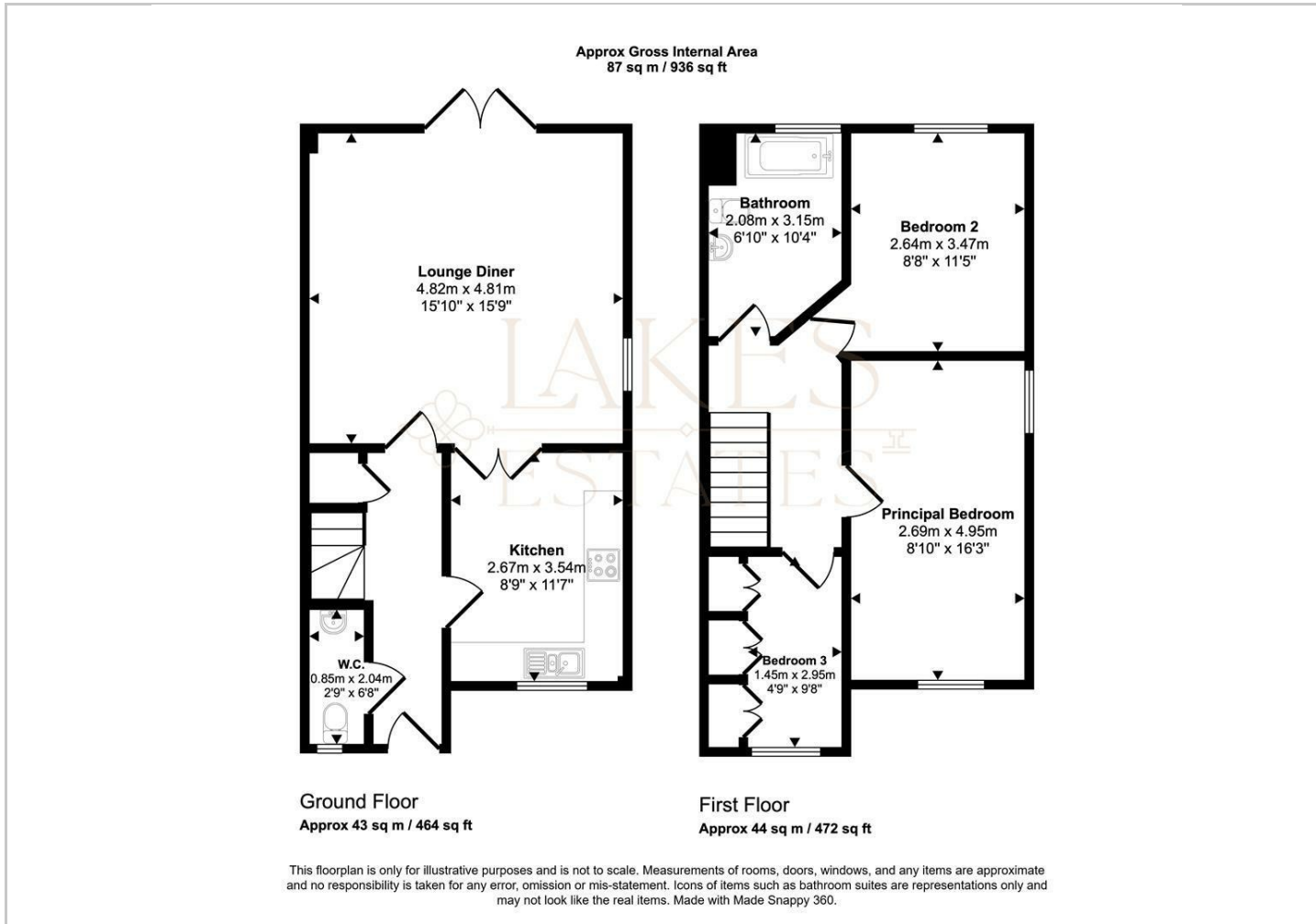
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



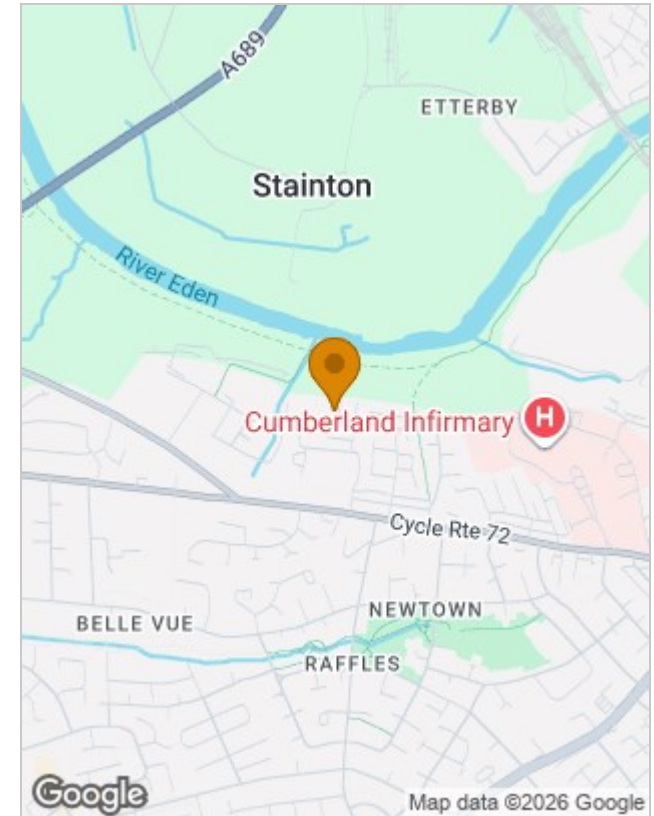
Viewing

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

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Location Map



Energy Performance Graph

