



52 Bishops Way, Dalston, Carlisle, CA5 7LF

Offers over £250,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, Story Homes town house situated on a modern development within the sought after village location of Dalston. The village is South West of Carlisle and boasts a range of local amenities including shops, Pubs, Church, Doctors surgery, bus route, train station and popular Primary & Secondary Schools. The property has excellent access into Carlisle, the A595 and the City Bypass providing transport links to the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance hallway, cloakroom/WC and an open plan dining kitchen & family room with french doors to the rear garden. To the first floor there is a good sized lounge, family bathroom and bedroom. To the second floor there are two double bedrooms with fitted wardrobes and a master en suite shower room. The property also benefits from double glazing, Hive controlled central heating, block paved on site parking for two vehicles, EV charging point, front garden and a rear enclosed garden with a garden shed. Viewing of this spacious family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

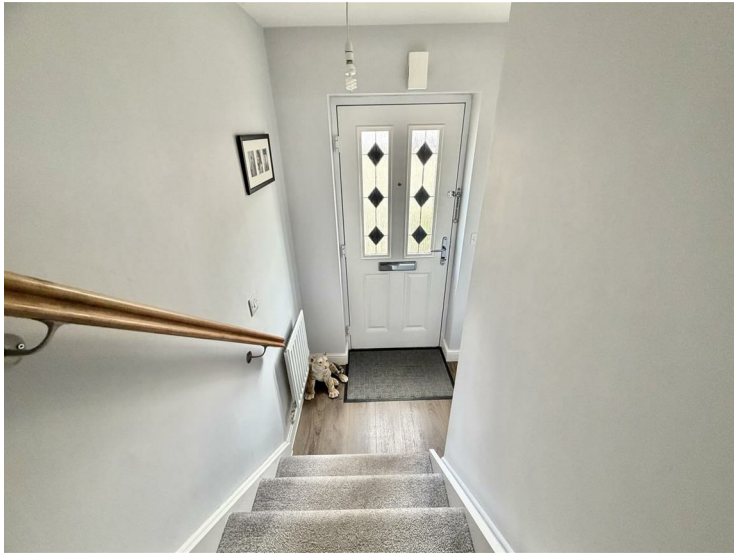
Directions

From Carlisle proceed South along Dalston Road. At the round about take the exit sign posted for Dalston and follow this road into the village. Turn right onto Station Road and left onto Bishops Way. Following the road into the development, the property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by door to front, incorporating LVT flooring, radiator and stairs to the first floor.



Open Plan Dining Kitchen & Family Room 25'9" x 14'8" max x 11'2" min (7.857m x 4.476m max x 3.422m min)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, integrated fridge and integrated freezer. Double glazed window to front, two radiators, double glazed french doors to rear and LVT flooring.



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First Floor Landing



Cloakroom/WC 5'8" x 3'8" (1.734m x 1.127m)

Incorporating a double glazed window to front, radiator and stairs to the second floor.



Incorporating a pedestal wash hand basin, WC, tiled splash areas, radiator, extractor fan and LVT flooring.





Lounge 14'8" x 11'2" max (4.489m x 3.420m max)



Incorporating two double glazed windows to rear and a radiator.



Bathroom 7'6" x 5'6" (2.309m x 1.698m)



Incorporating a modern three piece suite comprising of a bath with shower over & shower attachment, pedestal wash hand basin and WC. Extractor fan, inset ceiling lights, tiled splash areas and heated towel rail.



Bedroom Three 8'3" x 7'8" (2.516m x 2.344m)



Incorporating a double glazed window to front and a radiator.



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Second Floor Landing



Bedroom One 12'8" x 9'7" (3.871m x 2.945m)



Incorporating a built in storage cupboard housing the boiler and loft access with a pull down ladder. We have been informed the loft is boarded and has lighting.



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobes.

Views From Bedroom One



There are views over the rear garden from the bedroom.

En Suite Shower Room 7'8" x 5'5" (2.339m x 1.653m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, inset ceiling lights, heated towel rail and tiled splash areas.





Bedroom Two 11'3" x 9'7" (3.439m x 2.942m)



A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobes and a built in cupboard housing the hot water tank.

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Outside



The property is approached by a front garden with a shilled area and raised flower & shrub beds. To the rear of the property there is an enclosed landscaped garden with patio seating areas, artificial grass, outside tap, garden shed and gated access to the rear which leads to the two block paved parking spaces and EV charger.



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Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8396-7832-4019-7872-0902>

Tenure

The property is Freehold.

Council

The property is in Council Tax Band C.

Estate Agents Note

Please note, there is an annual development upkeep fee. For 2025/2026 the upkeep fee was £131.07.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	85
(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	
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