



94 Dalston Road, Carlisle, CA2 5PN

Offers over £250,000

Vicinity Homes are delighted to offer to the market this immaculately presented & deceptively spacious, bay fronted, three double bedroom mid terraced house situated in a sought after residential area. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access into the City Centre and the Western/Southern City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with bay window, dining room with a multi fuel stove, modern breakfast kitchen with a range of integrated appliances, utility room and a modern shower room. To the first floor there are three double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard with an out building for storage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyers.

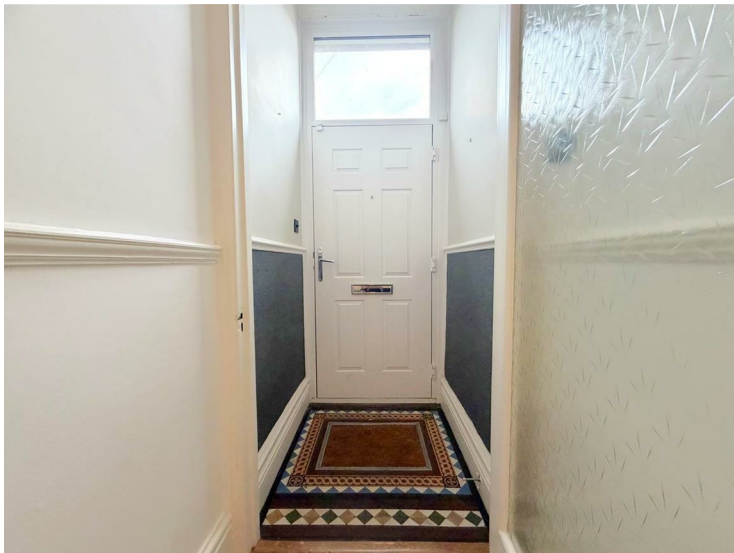
Directions

Proceed West along Castle Way. Turn left at the traffic lights onto Shaddongate and continue straight ahead onto Dalston Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating coving to the ceiling and tiled floor.



Hallway



Incorporating a radiator, laminate floor, coving to the ceiling and stairs to the first floor.



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Lounge 13'2" max x 15'1" max (4.038m max x 4.613m max)



Incorporating a double glazed bay window to front, radiator, feature fireplace, exposed floor boards, coving to the ceiling and ceiling rose.



Dining Room 14'6" x 13'9" (4.422m x 4.196m)



Incorporating a double glazed window to rear, radiator, feature fireplace with a multi fuel stove, laminate floor, under stairs storage cupboard, coving to the ceiling and ceiling rose.



[Breakfast Kitchen 15'9" x 9'7" \(4.812m x 2.938m\)](#)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated microwave, integrated dishwasher and sink unit with mixer tap. Double glazed window to side, door to side, laminate floor, radiator, inset ceiling lights and coving to the ceiling.



Utility Room 5'8" x 7'8" (1.741m x 2.343m)



Incorporating plumbing for a washing machine, work surface, fitted wall unit, double glazed obscured window to side, door to side, laminate floor and a radiator.

Shower Room 7'6" x 3'10" (2.287m x 1.187m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Heated towel rail, tiled floor, tiling to all walls, under floor heating, extractor fan and inset ceiling lights.

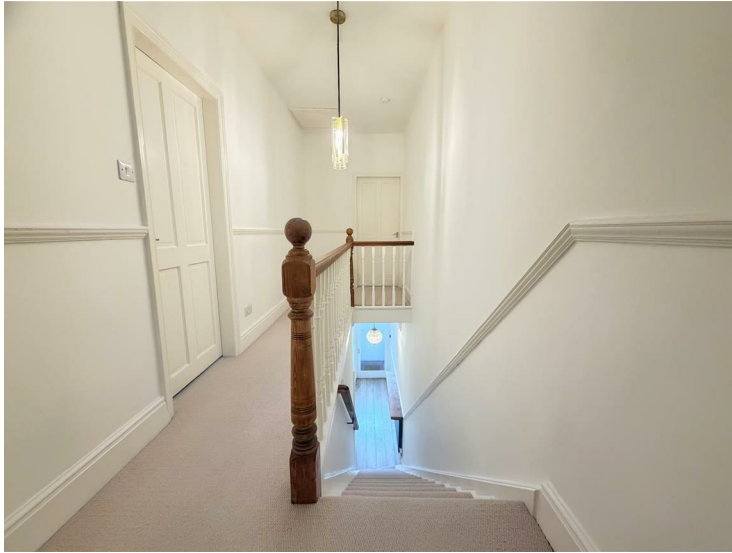
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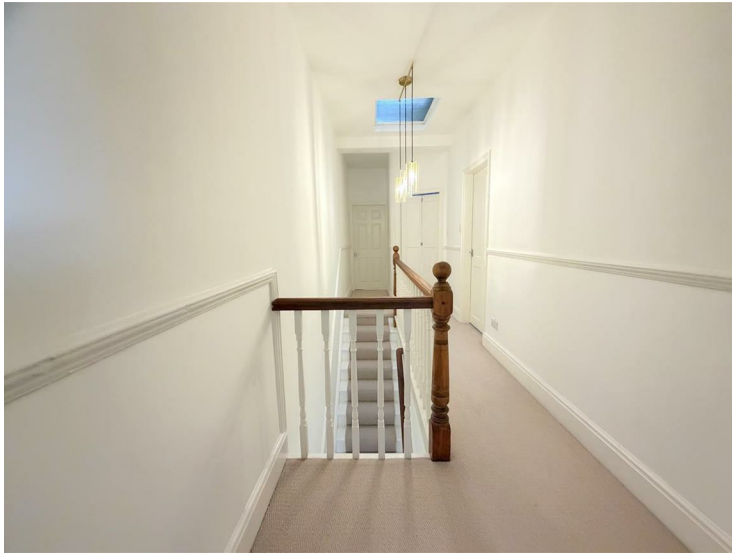
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First Floor Landing



Incorporating a skylight and loft access. We have been informed the loft is boarded and has power and lighting.



Bedroom One 15'11" x 15'1" (4.862m x 4.609m)



A double bedroom incorporating a double glazed bay window to front, radiator, exposed floor boards, feature fireplace and fitted wardrobe/storage.



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Bedroom Two 14'7" x 10'10" (4.448m x 3.316m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage.

Bedroom Three 10'0" x 9'9" (3.066m x 2.979m)



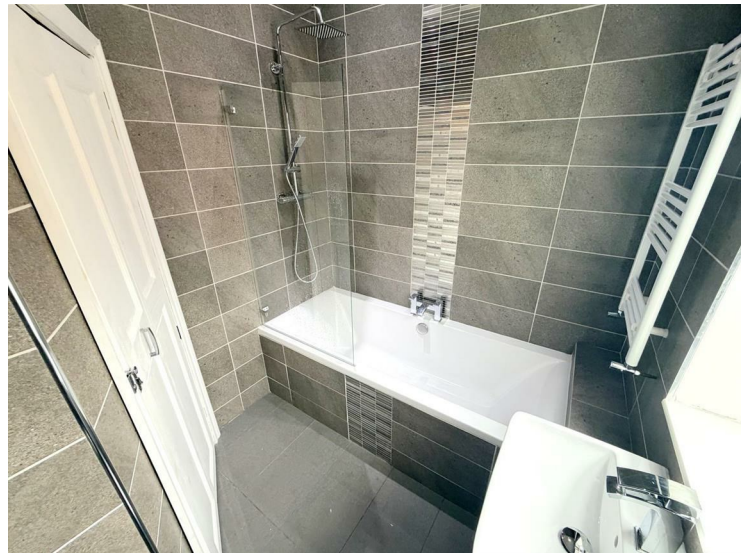
A double bedroom incorporating a double glazed window to rear and a radiator.



Bathroom 6'11" x 6'5" (2.110m x 1.970m)



Incorporating a three piece suite comprising of a bath with waterfall shower over & attachment, wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled floor, tiling to all walls and inset ceiling lights.



Outside



The property is approached by a front forecourt. To the rear of the property there is a good sized enclosed yard with an outside tap, artificial grass, gated access to rear, up and over door and out building.

Out Building 7'9" x 6'3" (2.383m x 1.909m)

Incorporating power and lighting.

Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8753-6227-4390-5369-5972>

Council Tax

The property is in Council Tax Band B.

Tenure

The property is Freehold.

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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	72
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			
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Not environmentally friendly - higher CO ₂ emissions			
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