



Dalton Avenue, Carlisle

- MODERN SEMI-DETACHED HOUSE
- KITCHEN DINING ROOM AND LIVING ROOM
- THREE BEDROOMS WITH MASTER EN-SUITE
- FRONT AND REAR GARDENS
- EPC - B
- EXCELLENT MOVE IN CONDITION
- SUNROOM EXTENSION
- EXCELLENT LOCATION FOR LOCAL AMENITIES
- OFF ROAD PARKING
- COUNCIL TAX BAND - B

Offers In The Region Of £170,000

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Dalton Avenue, Carlisle

DESCRIPTION

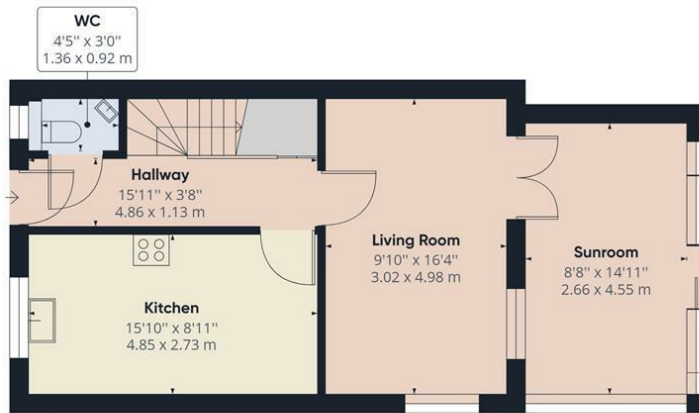
Hunters are delighted to market this three bedroom semi-detached house, ideally located within a popular residential area of Carlisle. The property boasts a beautiful sunroom extension along with kitchen diner and three bedrooms, whilst being in a well presented move in condition. Viewing is highly recommended to appreciate!

The accommodation, which is gas central heated and double glazed throughout, briefly comprises of: entrance hallway, living room, kitchen dining room, sunroom and cloakroom to the ground floor with landing, three bedrooms with master en-suite shower room and family bathroom to the first floor. Externally the property has driveway parking for two cars along with front and rear gardens. EPC - B and Council Tax Band - B.

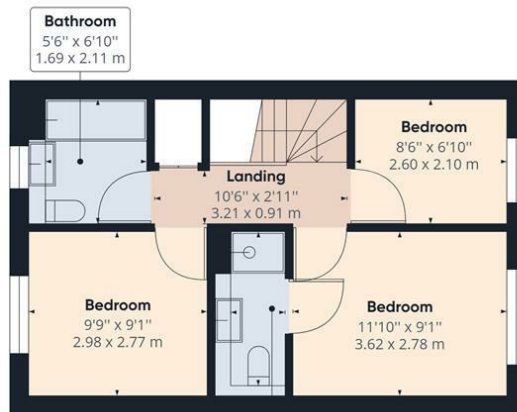
Located to the West of Carlisle in a popular residential area, the property is ideally placed for access to local schools, shops, supermarkets and parks. Access into the city centre is within 15 minutes walk whilst the city bypass can be reached within a 5 minute drive.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
948.12 ft²
88.08 m²

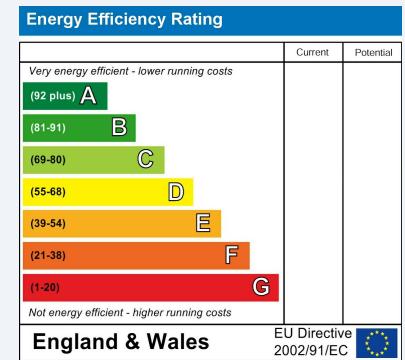
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

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