



## Station Road

Dalston, Carlisle, CA5 7LR

Offers Over £265,000



- Extended Detached Bungalow
- Highly Desirable Village Location
- Garden Room with Skylight & Bi-Folding Doors
- Contemporary Four-Piece Bathroom
- Landscaped & Easy Maintenance Gardens
- Very Well Presented Throughout
- Spacious Living Room with Gas Fire
- Three Good Sized Bedrooms
- On-Site Parking & Detached Garage
- EPC - D

# Station Road

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This spacious detached bungalow is nicely situated close to the heart of Dalston and has been nicely extended to include a lovely garden room. The property is very well presented throughout and boasts excellent living space including a spacious living room, three good sized bedrooms and a contemporary four-piece bathroom. Heading outside, the gardens have been nicely landscaped and are easily looked after, with the addition of a gated driveway and detached single garage. Don't miss out, arrange your viewing today!

The accommodation briefly comprises: hallway, living room, kitchen, garden room, three good sized bedrooms, en-suite and family bathroom internally. Externally there is off-road parking, detached garage and gardens to the front and rear. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - D.

Dalston is a thriving and highly sought after village, situated conveniently to the South of Carlisle. Boasting a wealth of every-day living amenities within the village including local shop, post office, pharmacies, public houses, cafe's and both highly reputable Primary and Secondary schools, making this the perfect location for a wide range of buyers. For commuting, a ten minute drive will place you directly into Carlisle City Centre with easy access to the Western City Bypass, A595 and the soon to be Southern Road Link which will provide access to the M6 motorway J42. Further transport links including regular bus routes and rail links pass through Dalston.

## HALLWAY

Entrance door from the front with internal doors to the living room, kitchen, three bedrooms and bathroom. Radiator, loft access point and recessed spotlights.

## LIVING ROOM

Double glazed window, radiator and gas fireplace with hearth and surround.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric induction hob, extractor fan, one bowl stainless steel sink with mixer tap, integrated dishwasher, built-in cupboards with shelving and gas combination boiler internally, radiator, double glazed window, internal door to the garden room and external door to the rear.

## GARDEN ROOM

Two double glazed windows, double glazed bi-folding doors, radiator, recessed spotlights and skylight window.

## BEDROOM ONE

Double glazed window and radiator.

## BEDROOM TWO

Double glazed window, radiator, fitted wardrobes with mirrored sliding doors and internal door to the en-suite.

## EN-SUITE

Three piece suite comprising WC, vanity wash hand basin and shower enclosure with electric shower. Extractor fan.

## BEDROOM THREE

Double glazed window and radiator. Currently used as a craft room.

## BATHROOM

Four piece bathroom suite comprising WC, vanity wash hand basin, bath with hand shower attachment and shower enclosure with mains shower. Fully tiled walls, tiled flooring, chrome

towel radiator, underfloor heating, extractor fan, illuminated mirror, recessed spotlights and obscured double glazed window. The chrome towel radiator benefits from a supplementary programmable electric heating supply and the bathroom also benefits from electric programmable underfloor heating.

## EXTERNAL

With on-site parking for three/four vehicles to the side and front aspects. The gardens include a lawned garden with paved seating area and low-maintenance front garden with mature borders. Cold water tap to the rear elevation.

## GARAGE

Detached single garage with power and lighting internally, accessible via an electric up and over garage door. Pedestrian access door to the garden and window.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - food.sugars.swim

## Floorplan



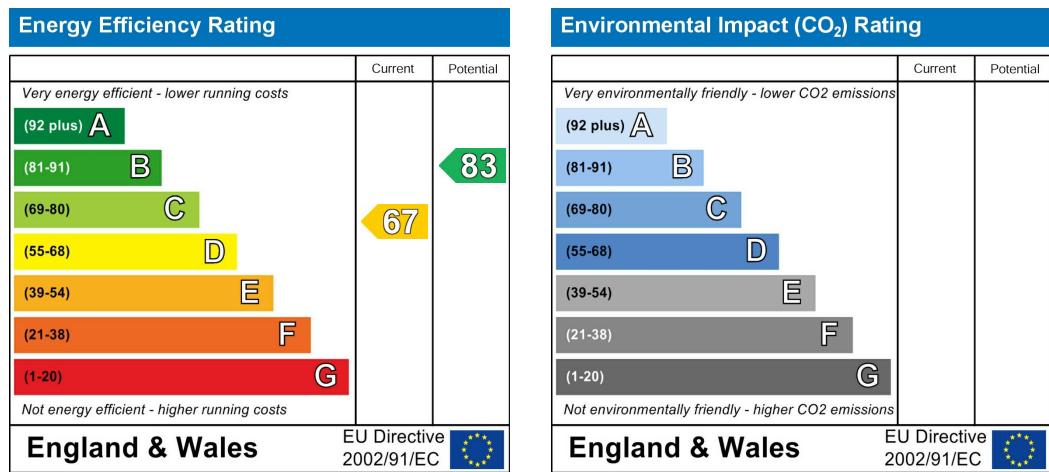


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### Energy Efficiency Graph

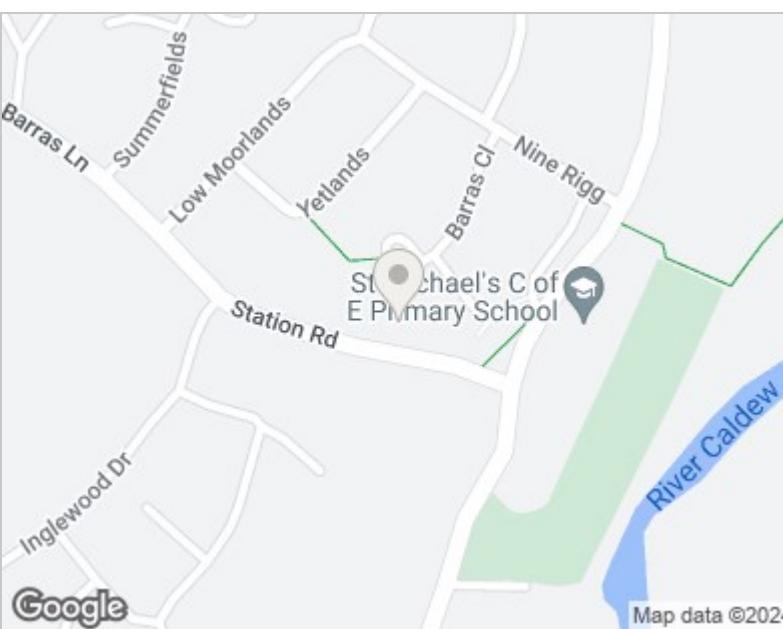


### Viewing

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

Tel: 01228 584249

Road Map



Hybrid Map



Tel: 01228 584249



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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