



**Hayward  
Tod**

**3 bedroom Link House | Smithfield | Dalston | CA5 7LP**

**Guide Price £159,000**





### ACCOMMODATION SUMMARY

Hall and stairs | Generous walk in store | Sitting room | Conservatory | Breakfast kitchen | First floor landing | Front double bedroom one | Front double bedroom two | Rear single bedroom three | Separate WC | Bathroom | Attractive gated forecourt garden | Rear lawned garden | Council Tax Band - B | EPC - pending | All mains | Gas central heating | Double glazing | Freehold

### APPROXIMATE MILEAGES

Village square 0.1 | Central Carlisle - Westcoast Mainline Station 4.4 | M6 J42 6.2, J44 6.7 | Lake District National Park - Caldbeck 8.8, Ullswater Pooley Bridge 22.7 | Newcastle International Airport 60.6

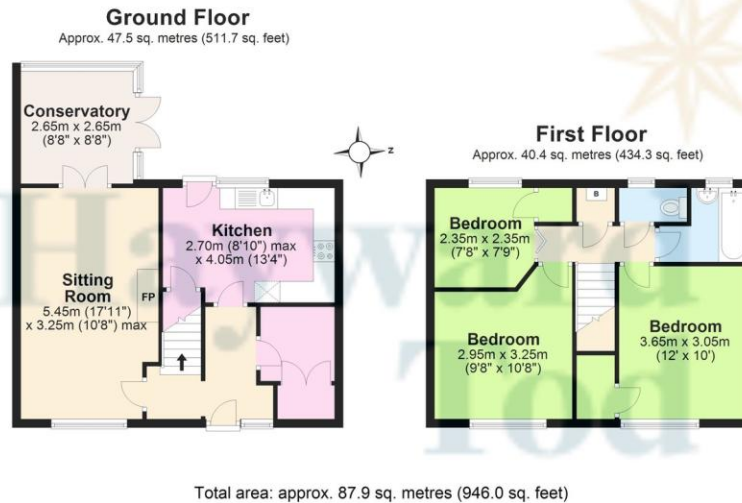


### WHY DALSTON

Prime central location within a highly desirable village. Dalston has a superb range of amenities including primary and secondary schools. The village hall is located along The Green and a CoE Church is in the village square. An excellent range of shops on and around the square includes a butchers, Coop, coffee shop, takeaways, public house, chemist and PO. The village also has a good medical practice and veterinary surgery. Dalston also benefits from bus and rail services. The village is well placed just a short car ride from the regional capital Carlisle which has a mainline station, good café society and an excellent range of bars and restaurants. The village is well placed for accessing the Lake District, M6, coast and West Cumbria.

### ACCOMMODATION

Offered in good order throughout and providing deceptively spacious living, the property comprises a pleasant dining kitchen to the rear overlooking the enclosed garden and patio. There is a good living room which is further enhanced by a conservatory to the rear. To the first floor are three bedrooms, the larger two at the front and the smaller third to the rear. There is a modern bathroom with shower over the bath and a separate W.C. Externally there is a small forecourt garden and a patio with lawned area to the rear.



### Contact

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### Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.