



**Hayward
Tod**

3 Bedroom Semi-Detached House | Nine Rigg | Dalston | Carlisle | CA5 7NR

£235,000





Well presented home within walking distance of the centre of a highly desirable village with a wide range of amenities including primary and secondary schools. Ample paved driveway and rear garden.

Entrance hallway and stairs | living room | dining room | kitchen | integral garage with utility area | four piece bathroom | three bedrooms | paved driveway and front lawn | rear garden with summerhouse | double glazing | gas central heating | mains water, electricity and drainage | EPC D | council tax band C | freehold

APPROXIMATE MILEAGES

Dalston Village Square 0.2 | Central Carlisle - Mainline Station 4.4 | M6 J42 6.2 | Lake District National Park - Caldbeck 8.9, Pooley Bridge Ullswater 22.8, Keswick 25 | Solway Coast AONB - Bowness on Solway 16.5 | Newcastle International Airport 60.6

WHY DALSTON? Prime 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 butcher, Co-Op, coffee shop, takeaways, public house, chemist and PO. The village also has a good medical practice and veterinary surgery and 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, growing café society and an excellent range of bars and restaurants. The village is well placed for accessing the Lake District, M6, Solway Coast and West Cumbria.



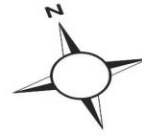
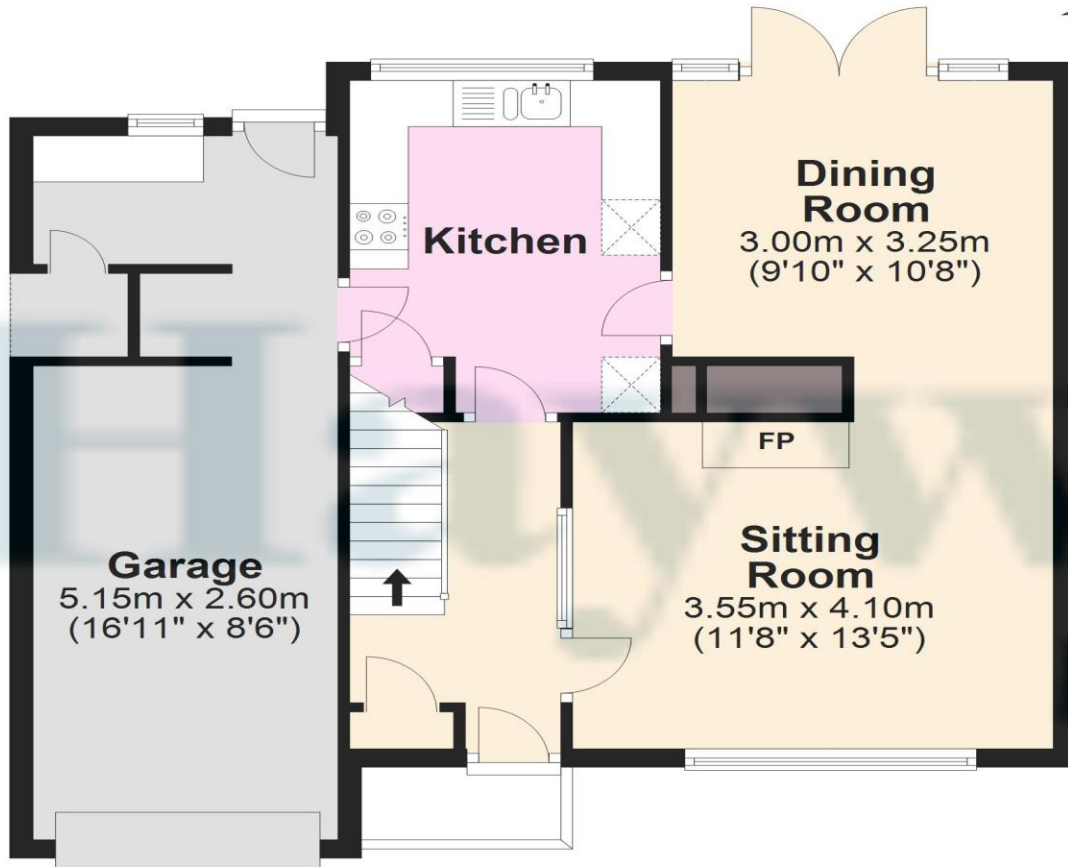
ACCOMMODATION Offered in good order throughout the accommodation is well proportioned and offers further scope to extend or reconfigure if desired. The living room, which is open to the dining room at the rear, has a gas fire and a glazed partition to the entrance hallway. The dining

area has double doors out to the rear garden and is adjacent to the kitchen offering the possibility to perhaps create a larger open plan space if the buyer so wishes. The kitchen, which is accessed from both the hall and the dining area has a range of fitted units. A door from the kitchen leads to the attached single garage which benefits from an electric door and a utility space to the rear where there is also a door to the garden. On the first floor, all accessed off a good size landing, are three bedrooms. The larger two, one at the front and the other to the rear, have fitted wardrobes. The third room is a good single or home office. The bathroom has both a bath and separate shower and is fully tiled. Externally the property has a generous block paved driveway and a small lawn to the front, with the rear garden having an expanse of lawn and borders with a patio. A path leads to the rear of the garden where there is a summerhouse.



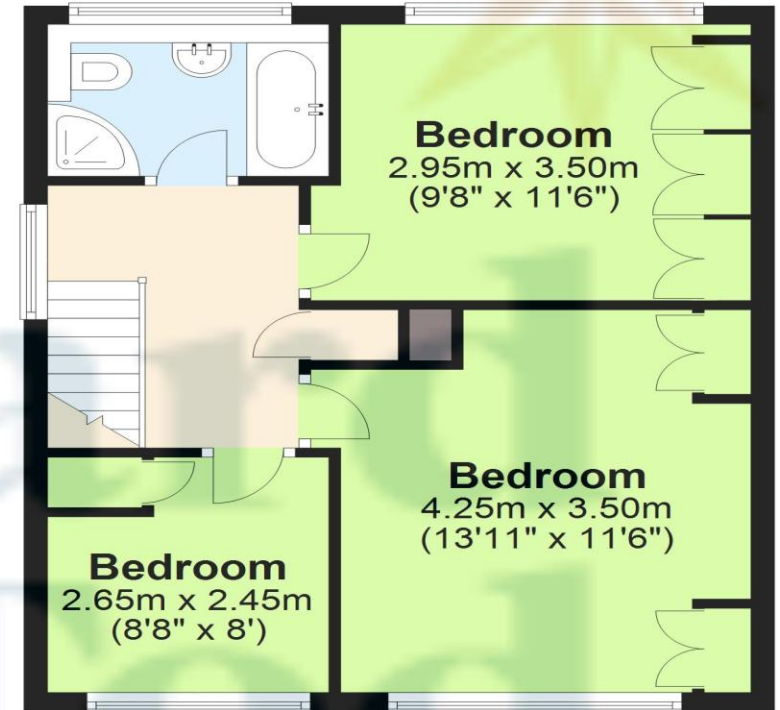
Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

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.