



Stonebeck Mill Dalston, Carlisle, CA5 7QL

**Offers in the region of
£269,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom semi detached house situated within the sought after village location of Dalston. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary School and has good access to Carlisle and the Western City Bypass providing links to the M6 Motorway. The accommodation is split over three floors and boasts lots of character and feature beams throughout. The property briefly comprises of an entrance hallway, dining kitchen, cloakroom/WC and a lounge with french doors to the garden. On the first floor there are two double bedrooms and a four piece bathroom. To the second floor there is a spacious master double bedroom with an en suite shower room. The property also benefits from double glazing, central heating, shillied on site parking and garden to rear with a decked seating area on the bridge over the beck. The property has never flooded and the water level in the beck is controlled by the sluice gates. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. The property is offered to the market with no onward chain.

Directions

Heading through Dalston from Carlisle, continue straight through the village, passing the shops onto The Green. Turn left at the right hand bend opposite the pub and continue over the bridge. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating exposed floor boards, inset ceiling lights, feature beams and stairs to the first floor.



Dining Kitchen 17'3" x 9'8" (5.260m x 2.955m)



Incorporating a range of fitted wall and base units with complementary Granite work surface over, oven point and cooker hood over. Integrated dishwasher, plumbing for a washing machine, 1.5 sink unit with mixer tap and space for a fridge/freezer. Double glazed window to front, double glazed window to side, radiator, tiled floor, inset ceiling lights and feature beams.



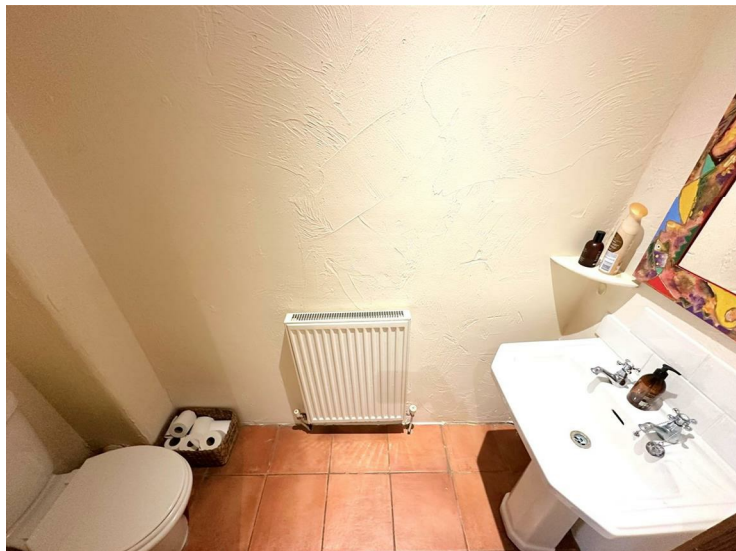
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Cloakroom/WC 7'2" x 2'9" (2.206m x 0.847m)



Incorporating a pedestal wash hand basin, WC, radiator, tiled floor, tiled splash areas and extractor fan.

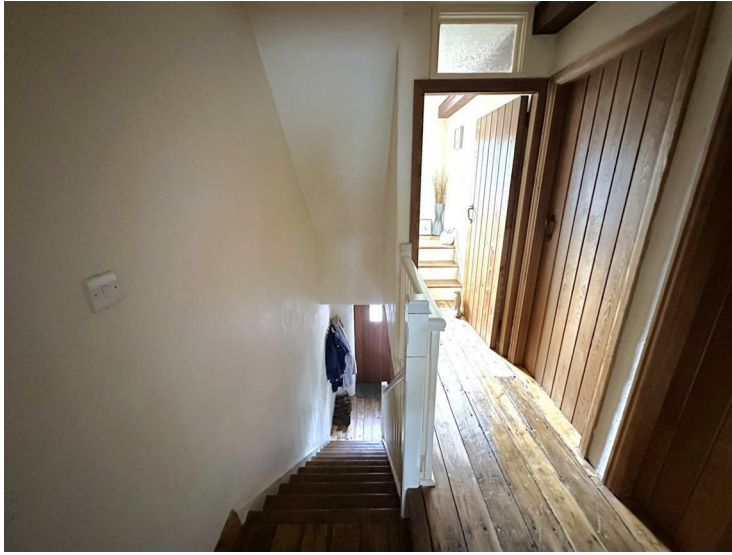
Lounge 17'10" x 12'10" (5.455m x 3.916m)



Incorporating double glazed french doors to rear, double glazed window to side, radiator, inset ceiling lights and exposed floor boards.



First Floor



Incorporating inset ceiling lights, feature beams and access to the second floor.

Bedroom One 11'8" x 10'6" (3.574m x 3.210m)



A double bedroom incorporating a double glazed window to front, double glazed window to side, radiator, exposed floor boards, feature beams and inset ceiling lights.



Bedroom Two 11'10" x 9'7" (3.611m x 2.929m)



A double bedroom incorporating a double glazed window to side, radiator, exposed floor boards, inset ceiling lights and feature beams.

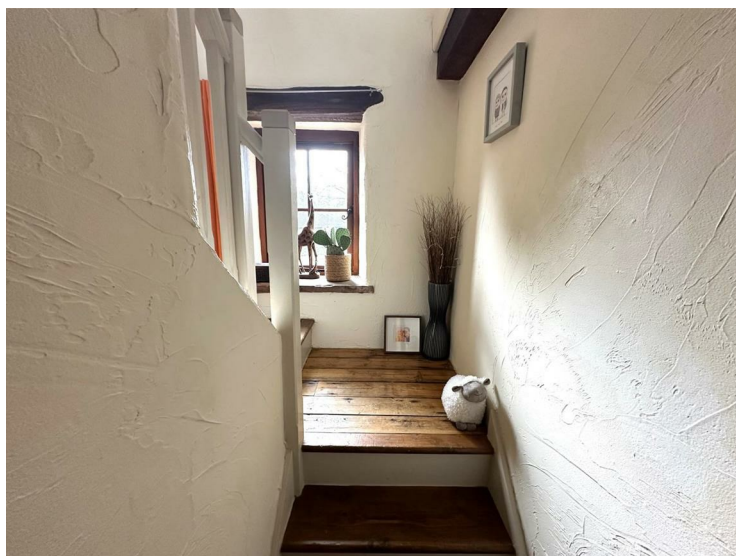
Bathroom 8'4" x 7'0" (2.556m x 2.155m)



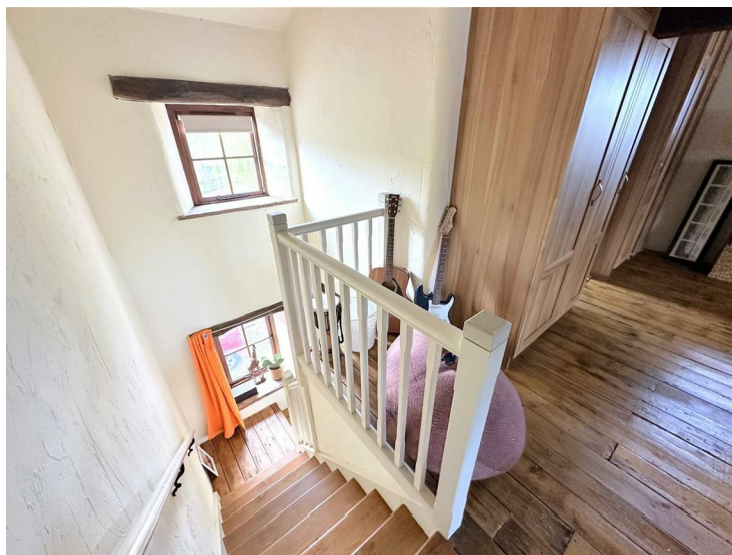
Incorporating a four piece suite comprising of a shower cubicle, bath, pedestal wash hand basin and WC. Double glazed window to rear, radiator, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.

Second Floor

Second Floor Stair Case



Incorporating a stairs to the master bedroom and a double glazed window to front.



Bedroom Three 17'0" max x 16'1" to wardrobe front (5.204m max x 4.913m to wardrobe front)



A double bedroom incorporating a double glazed window to side, double glazed window to front, two double glazed windows to rear, two radiators, exposed floor boards, feature beams and fitted wardrobe/storage.

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[En Suite Shower Room 10'10" x 5'6" \(3.309m x 1.695m\)](#)



Incorporating a three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Double glazed window to front, radiator, tiled floor, tiled splash areas, extractor fan, inset ceiling lights and loft access.



Outside



The property is approached by a shillied parking area for approximately two vehicles. There is a bridge with access over the beck. To the rear of the property there is a garden with patio seating areas, storage shed, out building for storage, decked seating area on the bridge over the beck and flower and shrub beds.



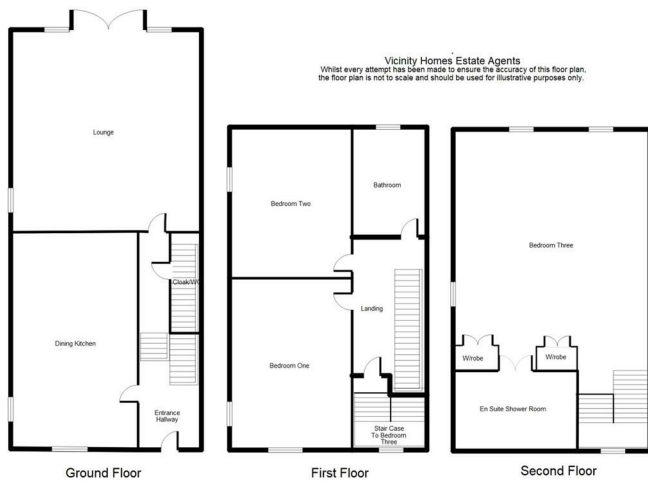
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Floor Plan



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

Estate Agents Note

We have been informed the property has never flooded. The water in the beck next to the property is controlled by sluice gates.

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2125-7320-2994-1401>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Freehold.

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

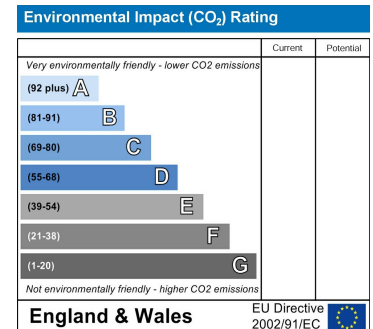
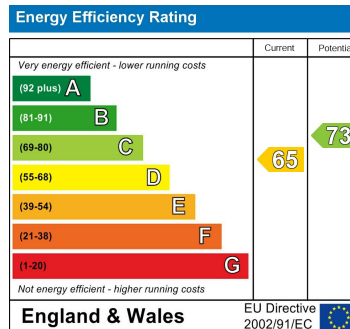
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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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.



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