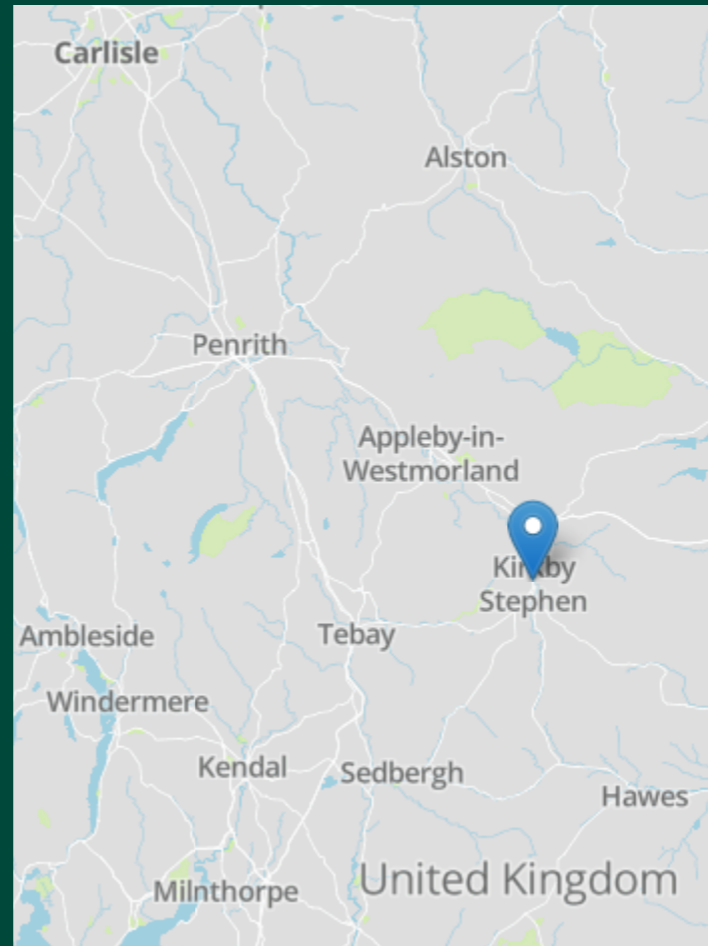


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	








Approximate total area*

1338.68 ft²
124.37 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.

GIRAFFE360



Patience Close, Redmayne Road, Kirkby Stephen, CA17 4RL

- Detached family home
- Tenure - freehold
- 3 Double bedrooms
- Council tax - Band D
- Garage and driveway parking
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Kirkby Stephen is a popular Upper Eden Market Town situated approx. 4 miles from Brough/A66 trans-Pennine route and 12 miles from the M6 at Tebay/Junction 38. Penrith, Carlisle and Kendal are within commuting distance. The town provides a good range of everyday facilities including a supermarket, hotels and public houses, primary and secondary schools and has a station on the Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Patience Close is a well proportioned, detached property situated in the heart of Kirkby Stephen. Built approx. twenty-five ago, the property is now ready for some modernisation but offers spacious rooms and an opportunity to acquire a well located family home within walking distance to local shops and schools.

Internally, the accommodation comprises living room, kitchen/diner, sunroom, three double bedrooms and a family bathroom. Externally there is driveway parking for one car, integral garage, walled front garden and a good sized rear patio garden.

ACCOMMODATION

Entrance Vestibule

Accessed via part glazed, wooden, entrance door. Stairs to first floor accommodation and door into:-

Living Room

5.04m x 4.60m (16' 6" x 15' 1") A good sized, front aspect, reception room with electric fire, radiator, under stairs storage, door to kitchen and sliding door opening into:-

Sunroom

2.49m x 3.04m (8' 2" x 10' 0") Of wooden construction with double glazed windows and double glazed door opening out to the garden. Radiator.

Kitchen

3.66m x 4.63m (12' 0" x 15' 2") Rear aspect kitchen fitted with a good range of wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and hob, space/plumbing for washing machine and space for under counter fridge. Radiator, door to integral garage and further door giving access to the sunroom. Space for dining furniture.

FIRST FLOOR

Landing

Built in airing cupboard.

Bedroom 1

3.66m x 4.65m (12' 0" x 15' 3") Double bedroom with two windows to rear aspect, radiator and built in wardrobes.

Bedroom 2

5.03m x 2.60m (16' 6" x 8' 6") Dual aspect, double bedroom with windows to front and rear elevations, radiator and loft access hatch.

Bedroom 3

5.05m x 2.72m (16' 7" x 8' 11") Front aspect, double bedroom with radiator.

Family Bathroom

2.17m x 2.88m (7' 1" x 9' 5") Partly tiled bathroom fitted with three piece suite comprising bath, WC and wash hand basin. Obscured window to front aspect, radiator and storage.

EXTERNALLY

Driveway Parking

A private driveway at the front of the property provides off road parking for one vehicle and leads to:-

Single Integral Garage

5.06m x 2.71m (16' 7" x 8' 11") With electric door, power, lighting and housing for the boiler.

Garden

There is a walled garden to the front of the house, currently laid with gravel and established shrubs for ease of maintenance. Side access to an enclosed, rear patio area with mature flower borders.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen town centre proceed northwards and turn left at the mini roundabout. Take the first right hand junction and the property can be found on the right hand side. A 'For Sale' sign has been erected for identification purposes.

