

Cumbrian Properties

5 Mayburgh Close, Penrith



Price Region £155,000

EPC-D

End terraced property | Sought after area
1 reception | 2 bedrooms | Wet room
Allocated parking | Rear garden | Countryside views

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An immaculately presented two bedroom end of terrace property ideally suited to the first time buyer, buy to let investor or as currently utilised as a second home. The UPVC double glazed and modern electric heated accommodation briefly comprises of dining kitchen with appliances and lounge with lovely views across the fields to Mayburgh Henge. To the first floor are two bedrooms and wet room. Externally the property features an allocated parking space and a low maintenance rear flagged patio garden benefitting from the lovely views. Available with no chain, the property is situated a short drive away from the market town of Penrith in a sought after area on the edge of the Lake District National Park. Penrith has excellent primary and secondary schools and a fabulous range of independent local shops and a range of supermarkets. Rheged Centre is only a five minute drive from the property.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into dining kitchen.

DINING KITCHEN (12'4 x 11'9 max) Fitted kitchen with complementary worksurfaces, tiled splashbacks and stainless steel single drainer sink with mixer tap. Washer/dryer, fridge/freezer and four ring electric hob with splashback, extractor above and oven below. Electric radiator, coving to ceiling, UPVC double glazed window, staircase to the first floor, understairs storage cupboard and ash wood effect flooring. Opens into the lounge.



DINING KITCHEN

LOUNGE (13'9 x 11'9) Ash wood effect flooring, coving to ceiling, UPVC double glazed window and UPVC double glazed rear door both with lovely open views across the fields to Mayburgh Henge.



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FIRST FLOOR LANDING Loft access and doors to bedrooms and wet room.

BEDROOM 1 (11'9 max x 10'9 max) Electric radiator, coving to ceiling, built in storage cupboard and UPVC double glazed window with a view across to Mayburgh Henge.



BEDROOM 1

WET ROOM (6'7 max x 5'5 max) Shower, low level WC and pedestal wash hand basin. Chrome towel rail radiator, storage cupboard and UPVC double glazed window.



WET ROOM

BEDROOM 2 (11'9 max x 7'10 max) UPVC double glazed window, coving to ceiling and electric radiator.



BEDROOM 2

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OUTSIDE Low maintenance rear garden with views across the fields to Mayburgh Henge. The property also benefits from an allocated parking space.



REAR GARDEN



VIEW



ALLOCATED PARKING

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

NOTE 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

