

# Cumbrian Properties

## Magnolias, 9 Monks Close, Penrith



**Price Region £300,000**

**EPC-**

Detached bungalow | Desirable location  
1 reception | 2 bedrooms | 1 bathroom  
Lawned gardens | Drive and detached garage

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## 2/ MAGNOLIAS, 9 MONKS CLOSE, PENRITH

Situated in this desirable cul-de-sac location, an immaculately presented two double bedroom detached bungalow. The UPVC double glazed and gas central heated accommodation, offered for sale in excellent decorative order throughout, briefly comprises of entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Front and rear lawned gardens, block paved driveway and detached garage. Close to the town centre with all the amenities that Penrith has to offer and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Radiator, coving to ceiling and oak veneered doors to all rooms and storage cupboard.



ENTRANCE HALL

**LOUNGE (15'10 x 12')** UPVC double glazed bay window, radiator, coving to ceiling and coal effect gas fire within a marble fire surround.



LOUNGE

**DINING KITCHEN (14'10 x 10'10)** Fitted kitchen with granite worksurfaces, tiled splashbacks, a 1.5 bowl sink with mixer tap, four burner gas hob with extractor above and oven below. Miele washing machine, integral under counter fridge, two UPVC double glazed windows, coving to ceiling, loft access, radiator, tile effect flooring and UPVC double glazed rear door. Further storage cupboards with overhead storage – one housing the Worcester boiler.

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DINING KITCHEN

**BATHROOM (8' max x 7'6 max)** Three piece suite in grey with shower over corner bath, low level WC and pedestal wash hand basin. Part tiled walls, tile effect flooring, radiator and UPVC double glazed frosted window.



BATHROOM

**BEDROOM 1 (13' max x 12')** UPVC double glazed bay window, radiator, coving to ceiling and built in wardrobes.



BEDROOM 1

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**BEDROOM 2 (11' x 11')** UPVC double glazed window, radiator and fitted bedroom furniture.



BEDROOM 2

**OUTSIDE** Lawned garden edged with flower borders, gated access to the rear lawned garden with flower borders, rockery and garden shed. A block paved driveway leads to the **DETACHED GARAGE (18'5 x 8'9)** with up and over door, window, pedestrian access door, power and lighting.



GARDENS

5/ MAGNOLIAS, 9 MONKS CLOSE, PENRITH

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

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