Cumbrian
PROPERTIES

3 Bridge Lane, Penrith

Price Region £175,000

EPC-E

Semi-detached home | Some updating required
2 reception rooms | 3 bedrooms | 1 bathroom
Gardens to rear and side | Off-street parking

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2/ 3 BRIDGE LANE, PENRITH

A three bedroom, semi-detached house located close to the town centre of Penrith, yet set well back from the main road in a quiet street. This generously proportioned house would make a great family home and offers ample off-street parking and gardens to the rear and side. Internally, the property would benefit from some updating however provides huge scope to put your own stamp on a great home. The property briefly comprises entrance hall, lounge, dining room and store cupboard, kitchen, three double bedrooms and bathroom.
Viewing is essential to appreciate the size and potential that this house has to offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC double glazed door into the entrance hall.
ENTRANCE HALL Stairs to the first floor, radiator, UPVC double glazed window to the side, understairs storage cupboard, cloaks cupboard and door to lounge.

LOUNGE (19'9 x 11'7 max) UPVC double glazed bay window to the front, two radiators, coving to ceiling, electric fire with tiled hearth and surround, UPVC double glazed window to the rear and door to dining room.

LOUNGE

DINING ROOM (11'10 x 8'10) Radiator, UPVC double glazed window to the side, storage cupboard with UPVC double glazed window to the side, built-in storage, sliding doors and coving to ceiling. Door to kitchen.

KITCHEN (9' x 9'2) A range of wall and base units with complementary worksurfaces incorporating sink with mixer tap. Space for fridge freezer, plumbing for washing machine, space for dryer, fitted oven, hob and extractor hood. Part tiled walls, tile effect flooring, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the garden.

DINING ROOM

KITCHEN

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FIRST FLOOR
LANDING UPVC double glazed window to the front, doors to bedrooms and bathroom, small loft access and built-in storage cupboard with shelving.

BATHROOM White three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Fully tiled walls, radiator and UPVC double glazed window to the front.

BEDROOM 1 (11'10 x 11'6 max) UPVC double glazed window to the rear and radiator.

BATHROOM

BEDROOM 1

BEDROOM 2 (11'6 x 8'8) UPVC double glazed window to the rear and radiator.

BEDROOM 3 (11'4 max x 8'10) UPVC double glazed bay window to the front and radiator.

BEDROOM 2

BEDROOM 3

OUTSIDE Gardens to the side and rear. The enclosed rear garden is mainly laid to lawn with garden shed, patio seating area, tap and gate providing side access. Side garden is mainly laid to lawn with pathway and opens onto the front with parking for four cars.

DIRECTIONS From the centre of Penrith, travel down Kings Street and continue through two sets of traffic lights onto Bridge Lane. Continue on Bridge Lane and turn right immediately after the garage on the right. Take the right fork towards the car park entrance to Lady Ann Court buy bare left and continue to the top of the road where No. 3 Bridge Lane can be identified by our For Sale Board.

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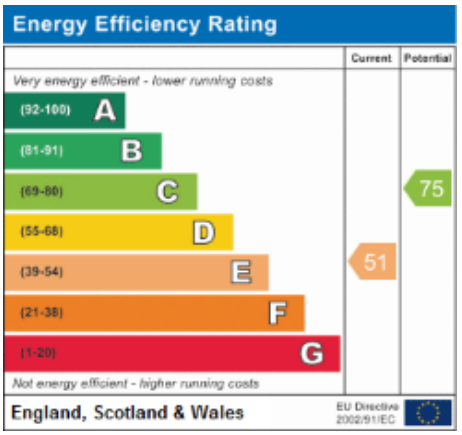

COUNCIL TAX BAND We are informed the property is in tax band C.

TENURE We are informed the tenure is Freehold.

SERVICES Mains water, gas and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith. Tel 01768 867788