

Cumbrian Properties

6 Friars Road, Penrith



Price Region £175,000

EPC-D

Semi-detached property | Requires modernisation

1 reception | 3 bedrooms | 1 bathroom

Front & rear gardens with outbuilding | No onward chain

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This three bedroom semi-detached property sold with the benefit of no onward chain is gas central heated and fully double glazed and briefly comprises entrance hall, lounge with fireplace and dining kitchen with shelved pantry. To the first floor there are three bedrooms, two of which are double and built-in storage to the second bedroom, cloakroom and bathroom. Externally, the property has a lawned garden with patio, external water tap and outbuilding and gated access to the side of the property. To the front of the property is a lawned garden with flowerbeds and laid flagstones.

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

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (13' x 6') Wood effect laminate flooring, radiator, frosted double glazed UPVC window to the front, staircase leading to the first floor and doors leading to the lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (14' x 13') Double glazed UPVC window to the front, radiator and fireplace.



LOUNGE

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DINING KITCHEN (21' x 9') Fitted kitchen incorporating sink & drainer and plumbing for washing machine. Double glazed UPVC windows to the rear, double glazed UPVC door to the side, radiator and door to the shelved pantry also housing the gas meter.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to three bedrooms, bathroom and cloakroom.

BEDROOM 1 (14' x 13') Double glazed UPVC window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14' x 9') Double glazed UPVC window to the rear and radiator, two built-in storage cupboards, one of which housing the Baxi gas boiler.



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BEDROOM 3 (10' x 10') Double glazed UPVC window to the front and radiator.



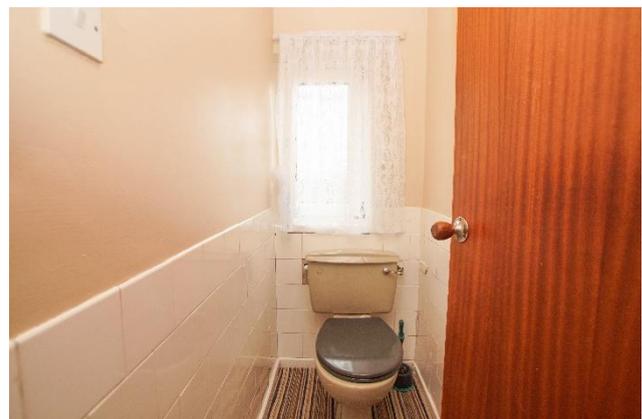
BEDROOM 3

BATHROOM (6' x 5') Two piece suite comprising electric shower over panelled bath and wash hand basin. Radiator, frosted double glazed UPVC window to the rear.

CLOAKROOM (6' x 3') WC and frosted double glazed UPVC window to the rear.



BATHROOM



CLOAKROOM

OUTSIDE To the rear of the property is a mature fenced and hedged garden comprising patio, lawn, shrubs and flowerbeds. External water tap, gated access to the side of the property and **OUTBUILDING (10'5 x 8')**. To the front of the property is a low maintenance lawned garden with floral borders and laid flagstones.



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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

