

Cumbrian Properties

Magnolias, 9 Monks Close, Penrith



Price Region £275,000

EPC-C

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

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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.

3/ MAGNOLIAS, 9 MONKS CLOSE, PENRITH



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

4/ MAGNOLIAS, 9 MONKS CLOSE, PENRITH

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

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.

