

Cumbrian Properties

6 Lark Field, Penrith



Price Region £180,000

EPC-

End-terraced property | Conservatory
1 reception | 2 double bedrooms | 1 bathroom
Modern kitchen | Sought after location

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This well-presented, two double bedroom, end-terraced property is situated in a cul-de-sac in this sought after area of Penrith. The double glazed and gas central heated accommodation briefly comprises entrance hall, dining lounge with archway opening into the conservatory, and modern kitchen. To the first floor there are two double bedrooms and fully tiled three piece bathroom. This is a perfect opportunity for a first time buyer or equally for a buy to let investment. Situated close to many local amenities including schools, shops and regular bus routes and only a five minute walk from the town centre.

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

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to kitchen and dining lounge.

DINING LOUNGE (19' x 9') Double glazed window to the front, two radiators, ceiling spotlights and archway to the conservatory.



DINING LOUNGE

CONSERVATORY (12' x 9') Double glazed windows, radiator and UPVC double glazed doors to the rear garden.



CONSERVATORY

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KITCHEN (12' x 7') Fitted kitchen incorporating a four ring induction hob with oven below and extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine and space for fridge freezer. Tiled splashbacks, central heating boiler, double glazed window to the rear, tiled flooring and ceiling spotlights.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (11' x 9') Double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 1



BEDROOM 2 (9' x 9') Double glazed window to the rear and radiator.



BEDROOM 2

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BATHROOM Three piece suite comprising wash hand basin, WC and shower above panelled bath. Fully tiled walls, tiled flooring, radiator, ceiling spotlights and double glazed frosted window to the rear.



BATHROOM

OUTSIDE Two allocated parking spaces to the front of the property with gate providing access down the side to the enclosed rear garden.

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.

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