

# Cumbrian Properties

1 Swindale Gardens, Penrith



**Price Region £240,000**

**EPC-B**

Semi-detached home | Upgraded features throughout  
1 reception | 3 bedrooms | 2 bathrooms  
Double drive & lawned rear garden | Popular location

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## 2/ 1 SWINDALE GARDENS, SADDLEBACK VIEW, PENRITH

This beautifully presented, three bedroom, two bathroom, semi-detached property is nestled on the northern edge of Penrith within the attractive, new development of Saddleback View. The elegantly designed home delivers modern family living with scenic surroundings and features a generous lounge, integrated kitchen, three bedrooms, master en-suite shower room and family bathroom. To the front of the property is a double driveway with the benefit of two additional parking spaces (only applicable to this property) and to the rear of the property is a spacious south-facing garden. Situated close to many local amenities including schools, shops, leisure facilities, regular bus routes and transport links.

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

**Composite front door into the entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor, doors to cloakroom and lounge.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Vinyl flooring, radiator and double glazed frosted window to the front.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (15' max x 12' max)** Double glazed window to the front, radiator, understairs storage cupboard and door to dining kitchen.



LOUNGE

### 3/ 1 SWINDALE GARDENS, SADDLEBACK VIEW, PENRITH

**DINING KITCHEN (15' x 10')** Fitted kitchen incorporating a four ring gas hob with extractor hood above and oven below, plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, vinyl flooring, double glazed window to the rear and UPVC double glazed French doors to the rear garden.



DINING KITCHEN

### **FIRST FLOOR**

**LANDING** Storage cupboard, doors to bedrooms and family bathroom.

**BEDROOM 1 (12' x 9')** Double glazed window to the front, radiator, storage cupboard and door to the en-suite shower room.



BEDROOM 1 & EN-SUITE



4/ 1 SWINDALE GARDENS, SADDLEBACK VIEW, PENRITH

**EN-SUITE SHOWER ROOM** Three piece suite comprising WC, wash hand basin and corner shower cubicle. Part tiled walls, vinyl flooring, radiator and double glazed frosted window to the front.

**BEDROOM 2 (9' x 7')** Double glazed window to the rear and radiator.

**BEDROOM 3 (8' x 6')** Double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

**FAMILY BATHROOM** Three piece suite comprising WC, wash hand basin and shower with waterfall showerhead above panelled bath. Part tiled walls, vinyl flooring, radiator and double glazed frosted window to the side.



BATHROOM

**OUTSIDE** Block paved, extended, double driveway to the front of the property. Enclosed lawned rear garden with paved patio.



5/ 1 SWINDALE GARDENS, SADDLEBACK VIEW, PENRITH



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Approx. £150 per annum payable for the maintenance of the grounds to the front of the property.

**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.

