

Cumbrian Properties

42 Wetheriggs Rise, Penrith



Price Region £180,000

EPC-D

Semi-detached property | Sought after area

2 receptions | 3 bedrooms | 1 bathroom

Low maintenance gardens & double drive | Outhouse

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This spacious well-presented three bedroom semi-detached property is an ideal family home benefiting from two reception rooms, a double driveway and spacious rear garden. The gas central heated and double glazed property briefly comprises entrance hallway, lounge with a multi-fuel stove and original exposed brick, fitted kitchen leading through to the rear snug/dining room with a second multi-fuel stove, forming the property extension. To the first floor there are three bedrooms and a three piece shower room. Externally, to the rear of the property is a spacious yet low maintenance lawned and decked garden with brick built outhouse and to the front of the property is a double driveway for two vehicles. Situated in a sought after area on a no-through road, the property is close to many local amenities including shops, schools and on regular bus routes.

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

Entrance via a glazed UPVC door through to the entrance hallway.

ENTRANCE HALLWAY Radiator, staircase to the first floor and glazed wooden door through to the lounge.

LOUNGE (14' x 13') Double glazed windows to the front, understairs cupboard, radiator and multi-fuel stove sat on a stone base with original exposed brick surround.



LOUNGE

KITCHEN (17' x 8') Fitted kitchen incorporating a mixture of wall and base units comprising five ring gas hob with oven below and extractor hood above, 1.5 stainless steel sink with mixer tap, space and plumbing for washing machine, space and plumbing for freestanding fridge freezer, space for dishwasher. Tiled flooring and partly tiled splashbacks. Leads through to the extended rear snug/dining room.



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REAR SNUG/DINING ROOM – EXTENSION (18' x 12') Double glazed UPVC doors to the rear garden, four Velux skylight windows above and ceiling spotlights, multi-fuel stove sat on a stone base with stone surround.



REAR SNUG / DINING ROOM

FIRST FLOOR LANDING Doors to all three bedrooms and family bathroom.

BEDROOM 1 (14' x 8') Double glazed windows to the rear and radiator.



BEDROOM 1

BEDROOM 2 (10' x 8') Double glazed window to the front and ceiling spotlights.



BEDROOM 2

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BEDROOM 3 (10'5 x 7'9) Double glazed window to the front, ceiling spotlights and built-in storage cupboards.



BEDROOM 3

SHOWER ROOM Three piece white suite comprising sink basin with mixer tap, WC and walk-in shower with tiled walls and splashbacks. Tiled flooring, door to a laundry cupboard, double glazed frosted glass window to the rear and ceiling spotlights.



SHOWER ROOM

OUTSIDE To the front of the property is a double driveway for two vehicles with gated access to the side of the property which wraps around to the rear. The rear garden is spacious yet low maintenance with paved area and brick built outhouse with garage door and glazed UPVC door.



REAR GARDEN & OUTHOUSE

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.

