

Cumbrian Properties

6 Roods Place, Kirkoswald



Price Region £235,000

EPC-E

Semi-detached | Sought after location
2 receptions | 3 bedrooms | 1 bathroom
Low maintenance gardens | Countryside views

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2/ 6 ROODS PLACE, KIRKOSWALD, PENRITH

LOCAL OCCUPANCY RESTRICTION APPLIES. Nestled in the popular village of Kirkoswald near Penrith this charming three bedroom semi-detached property offers spacious and comfortable living in a stunning rural setting. The property features a generous lounge perfect for relaxing and entertaining, dining area ideal for family meals, two well proportioned double bedrooms and a reasonably sized single bedroom, this is a perfect opportunity for a first time buyer or growing family.

The property comes with breathtaking countryside views, the added benefit of being sat on a corner plot with spacious gardens and within close proximity to local amenities including school, shops and regular bus routes. This is a must see property with plenty of growing potential.

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

Entry via a double glazed composite door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, storage cupboard and doors to dining room, kitchen and lounge.

DINING ROOM (12' x 10') Radiator, double glazed windows to the front, coving to ceiling and door to the kitchen.



DINING ROOM

KITCHEN (10' x 9') Fitted kitchen incorporating a stainless steel sink with drainer and mixer tap, tiled splashbacks, free standing electric cooker, space and plumbing for washing machine and space for fridge/freezer. Radiator, double glazed window to the rear, door to WC and UPVC double glazed door giving access to the rear garden.



KITCHEN

3/ 6 ROODS PLACE, KIRKOSWALD, PENRITH

WC Low level WC

LOUNGE (18' x 12') Double glazed windows to the front and rear elevations, open fire with marble base and marble surround, laminate flooring and coving to ceiling.



LOUNGE

FIRST FLOOR LANDING Double glazed window to the front and doors to bedrooms, family bathroom and airing cupboard.

BEDROOM 1 (12' max x 12' max) Double glazed windows to the rear, radiator and coving to ceiling.



BEDROOM 1

BEDROOM 2 (12' x 10') Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 2

4/ 6 ROODS PLACE, KIROSWALD, PENRITH

BEDROOM 3 (9' x 8') Double glazed window to the front and radiator.



BEDROOM 3

FAMILY BATHROOM Three piece white suite comprising of WC, panelled bath with shower attachment above and vanity unit wash hand basin. Part tiled walls and splashbacks, radiator and double glazed frosted window to the rear with an LED spotlight above.



FAMILY BATHROOM

OUTSIDE Spacious front gardens with mature plants and shrubs. The garden wraps around to the rear paved area with storage sheds and dog kennel.



REAR GARDEN



VIEWS

5/ 6 ROODS PLACE, KIRKOSWALD, PENRITH



VIEWS

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

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