

# Cumbrian Properties

1 Kemplay Foot, Eamont Bridge, Penrith



Price Region **£275,000**

**EPC-D**

Semi-detached property | Popular village location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Low maintenance garden | Parking & garage

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## 2/ 1 KEMPLAY FOOT, EAMONT BRIDGE, PENRITH

A characterful, three bedroom, semi-detached property located within a mile of Penrith in the popular village of Eamont Bridge. Internally, the property has been lovingly renovated and updated throughout leaving nothing for you to do other than move in. The accommodation boasts a fabulous open plan living/kitchen, spacious main lounge, inner hall with utility cupboard and cloakroom. To the first floor there are three bedrooms, bathroom and access to the loft room which offers a great additional space. Outside the property enjoys a low maintenance garden with gated driveway and garage with electric roller doors. Sold with the benefit of no onward chain viewing is essential to appreciate all that this property has to offer.

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

**Composite door at the rear of the property into the open plan living/kitchen.**

**KITCHEN AREA (9'8 x 8'5)** Fitted kitchen incorporating built-in oven and hob, integrated dishwasher, fridge and freezer. Radiator with decorative cover, tiled floor and built-in storage cupboard. Open to the dining lounge area.

**DINING LOUNGE AREA (20'3 x 12'4)** Tiled floor, two radiators, three UPVC double glazed windows to the front, built-in alcove storage cupboards with oak worksurfaces, doors to inner hall and main lounge.



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OPEN PLAN LIVING/KITCHEN

**MAIN LOUNGE (19'3 x 12')** UPVC double glazed windows to the rear, loft access and radiator.



MAIN LOUNGE

**INNER HALL** Staircase to the first floor, tiled floor, doors to cloakroom and built-in shelved utility cupboard with plumbing for washing machine.

**CLOAKROOM** Low level WC, vanity unit wash hand basin, UPVC double glazed window to the rear and tiled floor.



CLOAKROOM

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**FIRST FLOOR LANDING** UPVC double glazed window to the rear, access to loft room via a pull-down ladder, doors to bedrooms and bathroom.

**BATHROOM** White three piece suite comprising shower above bath, low level WC and vanity unit wash hand basin. Heated towel rail, tiled floor, fully tiled walls and UPVC double glazed window to the rear.



BATHROOM

**BEDROOM 1 (12'6 x 11'5)** UPVC double glazed window to the front, radiator and fitted wardrobes.



BEDROOM 1

**BEDROOM 2 (12'5 x 8'9)** UPVC double glazed window to the front, radiator and fitted wardrobes.



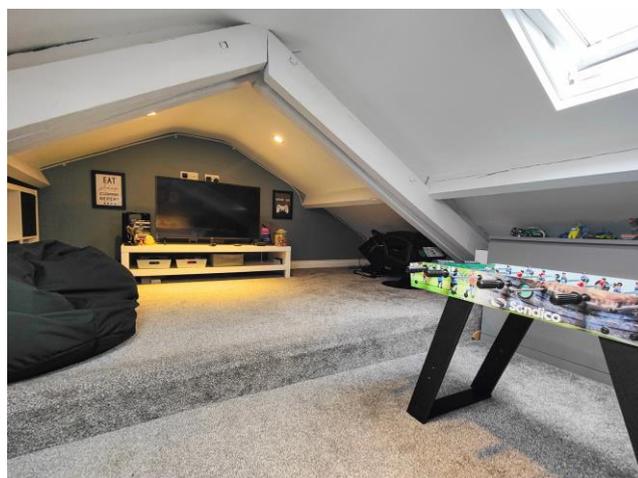
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**BEDROOM 3 (10' x 9')** UPVC double glazed window to the rear, radiator and fitted wardrobes.

**LOFT ROOM (21' max x 15'8 max)** Reduced head height, two UPVC double glazed skylights and radiator.



BEDROOM 3



LOFT ROOM

**OUTSIDE** Gated driveway providing parking for two cars in front of the garage. Low maintenance paved front garden with raised decked seating area.

**GARAGE** Electric roller door, power and light.



VIEW FROM ACROSS THE ROAD

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**DIRECTIONS** From Penrith travel south and at the Kemplay roundabout take the A6 Shap turning. Descending the hill into Eamont Bridge turn sharply left just after the traffic lights but before the bridge. 1 Kemplay Foot is the first property on your left.

**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.

