

Cumbrian Properties

22 Brentfield Way, Penrith



Price Region £280,000

EPC-D

Semi-detached property | Gardens & private driveway
Open plan living | 3 double bedrooms | 1 bathroom
Stunning views in a sought-after area | Downstairs cloakroom

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 22 BRENTFIELD WAY, PENRITH

This property is a modern spacious three bedroom home offering style, comfort and practicality throughout. Featuring a bright open-plan lounge and dining area, a high specification kitchen with separate utility and a beautifully maintained gardens with stunning views, this property is perfect for both family living and entertaining. The property comes with many modern features which include the kitchen and family bathroom and is in pristine condition. Situated in a sought after location on a desirable plot, this property comes with the added benefit of a private driveway to the rear and combines contemporary living with everyday convenience. The property is situated in the heart of Penrith close to many local amenities including schools, shops and regular bus routes with easy access to the M6 motorway, it comes with double glazed windows and gas central heating throughout.

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

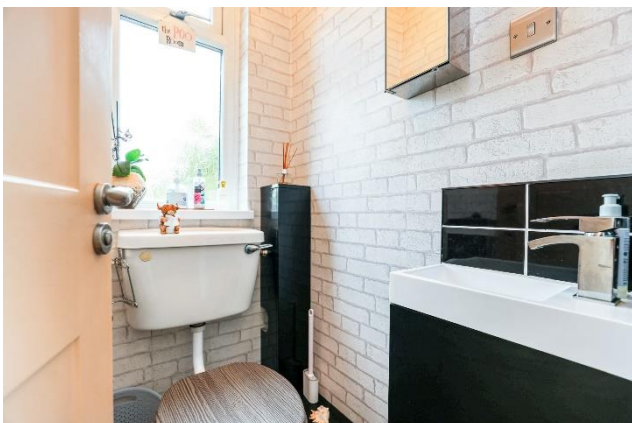
Entrance is via a double glazed composite door through to the spacious entrance hallway.

ENTRANCE HALLWAY Bamboo flooring, radiator, solid wooden door to the cloakroom, staircase to the first floor and door to the dining lounge and kitchen.



ENTRANCE & ENTRANCE HALLWAY

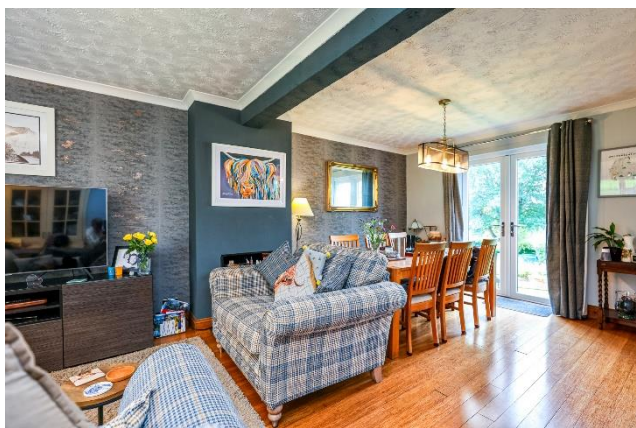
CLOAKROOM Two piece white suite comprising WC and sink basin with mixer tap, radiator and vinyl flooring.



CLOAKROOM

3/ 22 BRENTFIELD WAY, PENRITH

DINING LOUNGE (20' x 14') Double glazed window to the front, double glazed UPVC patio doors to the rear, radiator, multi-fuel stove style electric fire, bamboo flooring, coving to the ceiling and solid wooden glazed door to the kitchen.



DINING LOUNGE

KITCHEN (12'1 x 9') Beautifully fitted kitchen with mixture of wall & base units and fitted worktops, double sink basin with mixer tap, integrated dishwasher, space and plumbing for freestanding fridge/freezer, six ring Rangemaster gas hob with double oven and grill below and extractor hood above with stainless steel splashback. Double glazed windows to the rear and open entrance into the rear utility.



KITCHEN

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UTILITY (14' x 8') Mixture of wall and base units with fitted worktops, space and plumbing for washing machine and space for tumble dryer. Worcester integrated boiler, radiator, double glazed window to the rear and double glazed UPVC door to the rear garden.



UTILITY

FIRST FLOOR

LANDING Solid wooden doors to three bedrooms and family bathroom and door to the staircase for attic access.



FIRST FLOOR LANDING

BEDROOM 1 (16' x 10' max) Double glazed windows to the rear, radiator and door to storage cupboard.



BEDROOM 1

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BEDROOM 2 (12' x 10') Double glazed windows to the front and radiator.

BEDROOM 3 (10'9 x 6'3) Double glazed window to the front and side, radiator and door to storage cupboard.



BEDROOM 2



BEDROOM 3

FAMILY BATHROOM Modern fitted three piece white suite comprising WC, sink basin vanity unit and mixer tap, panelled bath with mixer tap and rainfall shower above. Vinyl flooring, heated towel rail and double glazed frosted window to the side.



BATHROOM

OUTSIDE Externally the property has original sandstone features. To the front of the property is a spacious multi-tiered garden with mature plants, shrubs, partially paved and partially turfed. Paving and shillies take you around the side of the property leading to the multi-tiered rear garden with solid wooden sunroom and shed, mature plants and shrubs, a turfed area. Stairs to the patio doors that lead to the dining room and gated rear access with a private parking space.



FRONT GARDENS & DRIVE

6/ 22 BRENTFIELD WAY, PENRITH



SIDE ELEVATION



REAR GARDENS & SUNROOM



REAR GARDENS



REAR PARKING SPACE

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.

