

Cumbrian Properties

9 Hill Cottage, Sockbridge, Penrith



Price Region £200,000

EPC-

Terraced cottage | In need of refurbishment

1 reception | 2 bedrooms | 1 bathroom

Desirable village | No onward chain

2/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH

A pretty, two bedroom, terraced cottage situated in the heart of the quiet, sought after village of Sockbridge, three miles south of Penrith and two and a half miles from Lake Ullswater. Internally the property offers well-proportioned accommodation briefly comprising lounge, L-shaped dining kitchen, bathroom and two first floor bedrooms. Outside the property boasts a raised lawned garden with garden shed. In need of refurbishment, this is an exciting opportunity for those looking to put their own stamp on a great home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Wooden front door into the lounge.

LOUNGE (12'6 x 9'6) Sash window to the front, open fireplace, built-in alcove cupboard, electric storage heater, understairs storage cupboard, door and staircase to the first floor and door to dining kitchen.



LOUNGE

L-SHAPED DINING KITCHEN (16'6 narrowing to 8'8 x 12'6 narrowing to 6')

KITCHEN AREA Fitted kitchen incorporating a single bowl sink unit, washing machine, cooker and fridge freezer. UPVC double glazed window to the rear and door to rear hall.

DINING AREA Electric storage heater.



DINING KITCHEN

3/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH



DINING KITCHEN

REAR HALL UPVC double glazed door to the garden and door to bathroom.

BATHROOM Panelled bath, low level WC and wash hand basin with tiled splashbacks. UPVC double glazed window to the rear.



BATHROOM

FIRST FLOOR

LANDING Doors to bedrooms.

BEDROOM 1 (16'7 x 7') UPVC double glazed window to the rear and electric radiator.



BEDROOM 1

4/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH

BEDROOM 2 (12' x 9'3) Electric radiator, built-in airing cupboard housing the hot water cylinder, and sash window to the front.



BEDROOM 2

OUTSIDE To the rear of the property is a raised lawned garden with garden shed.



GARDEN



FRONT OF THE PROPERTY

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.

EPC TO FOLLOW