

# Cumbrian Properties

6 Roods Place, Kirkoswald



**Price Region £230,000**

**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

A wonderful three-bedroom semi-detached house occupying a generous corner plot with beautiful views over the neighbouring countryside. Located within the desirable village of Kirkoswald, this impressive family home is one not to miss out on.

Internally the property offers a spacious and practical layout that provides scope for those looking to put their own stamp on a great home. The accommodation briefly comprises; downstairs W.C, kitchen opening onto a family/dining area, lounge with open fire, three well-proportioned bedrooms and a modern family bathroom.

Outside the property boasts lawned gardens to two sides with mature plants and shrubs, a rear paved garden that offers the potential to create off street parking.

Located within easy reach of both Penrith and Carlisle, this desirable village offers a fantastic range of amenities including a well-regarded Primary School, two pubs, shop and Post Office. With lovely walks from your doorstep, it's no surprise why this village is a popular choice for families. LOCAL OCCUPANCY RESTRICTION APPLIES.

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.



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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



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**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

**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.

