

# Cumbrian Properties

17 Folly Lane, Penrith



**Price Region £189,000**

**EPC- E**

Semi-detached house | Generous rear garden  
1 receptions | 2 bedrooms | 1 bathroom  
Potential for off-street parking | No onward chain

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## 2/ 17 FOLLY LANE, PENRITH

A two bedroom, semi-detached house with a generous sized rear garden located within easy reach of the town centre. Internally the accommodation briefly comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom. Outside the property occupies a lovely plot with views towards the Lakeland Fells, an enclosed passageway provides access to the storage areas and rear garden. With so much potential, this property has the option for off-street parking and gas central heating providing huge scope for those looking for a great home to put your own stamp on. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Double glazed entrance door into hall.**

**ENTRANCE HALL** Storage heater, aluminium framed double glazed window to the side, staircase to the first floor, understairs storage cupboard, doors to kitchen and lounge.



ENTRANCE HALL

**LOUNGE (20' x 11' max)** Electric fire, laminate flooring and aluminium framed double glazed windows to front and rear.



LOUNGE



3/ 17 FOLLY LANE, PENRITH

**KITCHEN (11' max x 8')** Fitted with a range of wall and base units with complementary worksurfaces, tiled splashbacks and a single bowl sink unit with mixer tap. Fitted oven, hob and extractor hood. Plumbing for washing machine, space for fridge/freezer, storage cupboard and aluminium framed double glazed window to the rear. Door to enclosed passageway.



KITCHEN

**ENCLOSED PASSAGEWAY** Door to the front and door to lean-to.

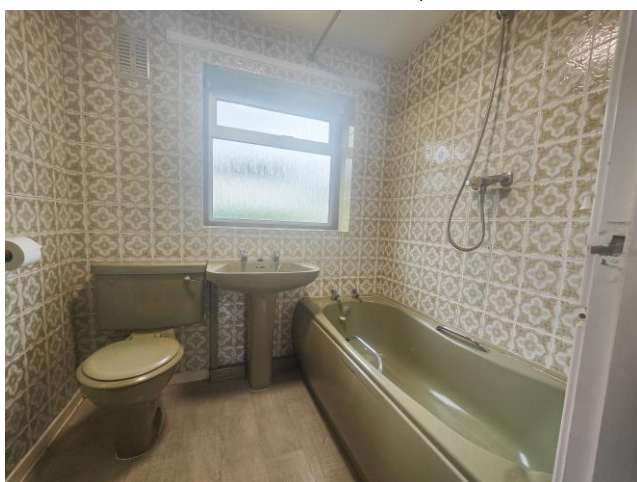
**LEAN-TO** Incorporating a shelved storage cupboard with light. Door to storage room (7'9 x 6') with single glazed window to the front, power and light. Door to garden.

### **FIRST FLOOR**

**LANDING** Loft access, aluminium double glazed window to the side, storage heater and doors to bedrooms and bathroom.

**BATHROOM** Coloured suite comprising shower over panelled bath, low level WC and wash hand basin. Tiled walls, heated towel rail and aluminium framed double glazed window to rear.

**BEDROOM 1 (15' x 9')** Storage cupboard and two aluminium framed double glazed windows to the front with lovely views over the town towards the Lake District fells.



BATHROOM



BEDROOM 1

4/ 17 FOLLY LANE, PENRITH

**BEDROOM 2 (10'7 x 9'8)** Aluminium framed double glazed window to the rear, shelved storage cupboard and airing cupboard with shelved storage cupboard above.

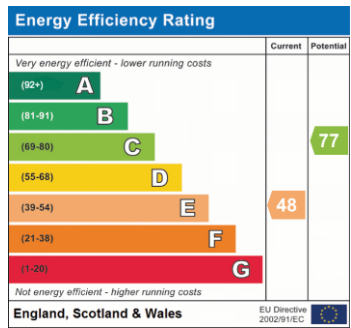


BEDROOM 2

**OUTSIDE** Lawned front garden with pathway leading up to the front door. To the side is a well-stocked flower bed. Generous enclosed rear garden with shrubs in beds and hedge to the rear.



REAR GARDEN



**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.



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\*UK Rightmove, Market Share Information  
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