

Cumbrian Properties

25 Lark Field, Penrith



Price Region £170,000

EPC-

Mid-terrace property | Cul-de-sac location
1 reception | 2 double bedrooms | Shower room
Parking for two cars | Low maintenance rear garden

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2/ 25 LARK FIELD, PENRITH

This two double bedroom, mid-terraced property is situated in a cul-de-sac in the heart of the town and is equally suitable to the first time buyer or buy to let investment market. The accommodation briefly comprises entrance hall, lounge with door to the rear, and kitchen. To the first floor there are two double bedrooms and shower room. Driveway parking for two vehicles to the front of the property and low maintenance rear garden with shed. Sold with the benefit of no onward chain.

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

Composite front door into the entrance hall.

ENTRANCE HALL Radiator, storage cupboard, staircase to the first floor and door to lounge.

LOUNGE (18'5 x 9') Double glazed window to the front, radiator, UPVC double glazed door to the rear and door to kitchen.



LOUNGE

KITCHEN (9' x 7') Fitted kitchen incorporating sink unit with mixer tap, four ring gas hob with extractor hood above and oven below, plumbing for washing machine, space for fridge freezer, central heating boiler (approx. 1 year old), double glazed window to the rear and tiled flooring.



KITCHEN

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FIRST FLOOR

LANDING Doors to bedrooms and shower room.

BEDROOM 1 (13' x 9') Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (9'6 x 9') Double glazed window to the rear and radiator.



BEDROOM 2

SHOWER ROOM Three piece suite comprising vanity unit wash hand basin, WC and corner shower cubicle. Tiled splashbacks, tiled flooring, radiator and double glazed frosted window to the rear.



SHOWER ROOM

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OUTSIDE Driveway providing parking for two cars to the front of the property. Low maintenance rear garden with shed and gated access to the street.



REAR OF THE PROPERTY

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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 GRAPH TO FOLLOW