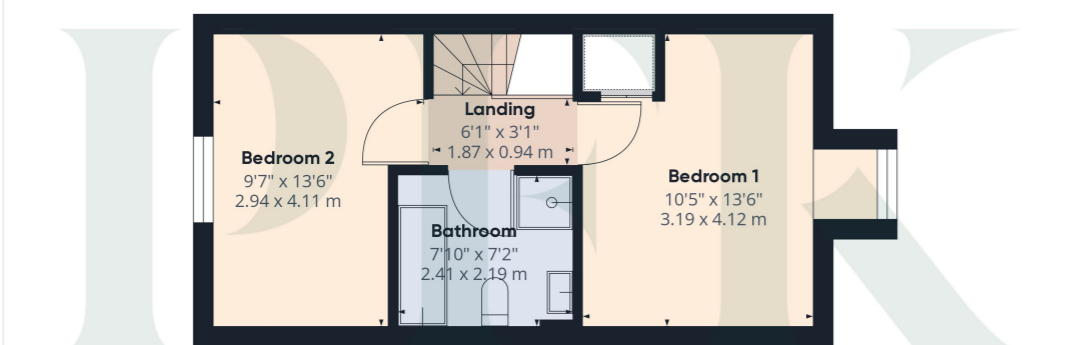


Floor 0



Floor 1



Approximate total area\*  
719.56 ft<sup>2</sup>  
66.85 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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- Two bed semi detached house
- Well-maintained throughout
- No onward chain
- Council tax - Band B
- Convenient location close to amenities
- Driveway parking
- Tenure - Freehold
- Super FTB or BTL
- Rear garden
- EPC rating - TBC



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www.pfk.co.uk

## LOCATION

Penrith is a popular market town, having excellent transport links via the M6, A66, A6 and the main west coast railway line. The town has a population of around 16,000 people and facilities include infant, junior and secondary schools. There are five supermarkets and a good range of locally owned and national high street shops. Leisure facilities include a leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre, with golf, rugby and cricket clubs also in the town. There is also a three-screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefitting from the superb outdoor recreation opportunities.

## PROPERTY DESCRIPTION

Don't miss out on this super opportunity to acquire an excellent, well-presented, two bedroom, semi-detached property, ideal for those looking to take their first step onto the property ladder or those wishing to expand their BTL portfolio.

This property also has the additional benefit of having had new windows and doors fitted in October 2018 and a new boiler in January 2017. Presented in very good order throughout the accommodation briefly comprises entrance hallway with WC, storage cupboard and access to the kitchen/dining room, which then leads into the living room. To the first floor there are two good-sized bedrooms and a four-piece bathroom along with loft access from the landing area.

Externally, driveway parking sits to the front of the property, with a garden to the rear housing a combination of lawn, flower bed, gravelled area and flagged patio. Furthermore, there is a substantial wooden shed in situ.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed, uPVC entrance door. Providing access to a ground floor WC, kitchen/dining room and excellent built in storage cupboard (also housing wall mounted boiler and consumer units). Cloaks hanging space, radiator, stairs to first floor accommodation and laminate flooring.

### WC

Fitted with WC and corner wash hand basin with tiled splash back. Obscured upper level window, radiator and laminate flooring.

### Kitchen/Dining Room

4.33m x 3.12m (14' 2" x 10' 3") max. Bright, front aspect, kitchen fitted with a good range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drainer unit with mixer tap. Space for freestanding cooker and space/plumbing for under counter washing machine and fridge freezer. Laminate flooring, radiator and ample space to accommodate dining furniture.

### Living Room

3.75m x 4.12m (12' 4" x 13' 6") Rear aspect reception room with sliding patio doors providing access to the rear patio and garden. Carpeting, radiator and useful under stairs storage cupboard.

## FIRST FLOOR

### Landing

Providing access to two bedrooms and the bathroom. Loft access hatch.

### Bathroom

2.41m x 2.19m (7' 11" x 7' 2") Fitted with four piece suite comprising bath, fully panelled shower cubicle, WC and wash hand basin. Part tiled walls, radiator and laminate flooring.

### Bedroom 1

3.19m x 4.12m (10' 6" x 13' 6") Generously proportioned, double bedroom with angled, front aspect window, carpeting, radiator and excellent over stairs cupboard.

### Bedroom 2

2.94m x 4.11m (9' 8" x 13' 6") Rear aspect, double bedroom offering far reaching views. Carpeting and radiator.

## EXTERNALLY

### Parking

A block paved driveway at the front of the property provides off road parking.

### Garden

A paved pathway at the side of the house leads to an enclosed rear garden incorporating a small area of lawn, flower bed, paved patio and gravelled space - ideal for al fresco dining and relaxation. A substantial garden shed is also in situ.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** From the center of Penrith, head up Castlegate, cross over the first mini roundabout, taking the first exit from the second, crossing over the railway bridge. Follow the road around the left and right bends, proceed along Newton Road, taking the left turn onto Greystoke Road, and then the second left onto Haweswater Close. Once on Haweswater Close follow the road to the left where No. 6 can be found a short distance along.

