

# Cumbrian Properties

## 4 Sunny Bank, Stainton



**Price Region £240,000**

**EPC-E**

Semi-detached property | Village location  
2 receptions | 3 bedrooms | 2 bathrooms  
Good size plot | Prime for extension (subject to planning)

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## 2/ 4 SUNNY BANK, STAINTON, PENRITH

Situated in this popular village, a three bedroom, two bathroom, two reception room, semi-detached property set in a generous size plot prime for upgrading and extension (subject to planning permission). The accommodation, with oil fired central heating and electric storage heaters, briefly comprises entrance hall, lounge with French doors to the rear garden, dining room, kitchen, utility and ground floor shower room. To the first floor there are three bedrooms and bathroom. Lawned front and rear gardens and driveway providing off-street parking for several vehicles. Stainton is a popular village on the edge of the Lake District National Park with the Ullswater Valley less than four miles away, located within easy travelling distance of Penrith and the M6 motorway. Local occupancy restrictions apply.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** UPVC double glazed window, staircase to the first floor, electric storage heater, doors to lounge and dining room.

**LOUNGE (17'5 x 10' max)** Open fire with tiled surround and hearth, electric storage heater, UPVC double glazed windows to the front, UPVC double glazed French doors to the rear garden, two storage cupboards and door to kitchen.



LOUNGE

**KITCHEN (13'3 max x 6'6)** Fitted kitchen incorporating a stainless steel sink unit, space for cooker, wall mounted electric heater, two UPVC double glazed windows, vinyl flooring, doors to utility and dining room.



KITCHEN

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**DINING ROOM (10'5 x 10' max)** UPVC double glazed window and electric storage heater.



DINING ROOM

**UTILITY (8'9 x 7')** Base unit with worksurface incorporating a stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer. Radiator, UPVC double glazed window, panelled ceiling with spotlights, loft access, vinyl flooring, UPVC double glazed door to the rear and door to shower room.



UTILITY ROOM

**SHOWER ROOM (7'7 x 7')** Modern three piece suite comprising tiled shower cubicle, low level WC and corner vanity unit wash hand basin. White towel rail radiator, vinyl flooring, panelled ceiling with spotlights and UPVC double glazed frosted window.



SHOWER ROOM

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**FIRST FLOOR LANDING** Loft access, UPVC double glazed window to the rear, doors to bedrooms and bathroom.

**BEDROOM 1 (13' max x 10'6 max)** UPVC double glazed window, wall mounted electric heater and built-in storage cupboard.



BEDROOM 1

**BEDROOM 2 (10'5 max x 10' max)** UPVC double glazed window, wall mounted electric heater and built-in storage heater.



BEDROOM 2

**BEDROOM 3 (10' max x 8' max)** UPVC double glazed window and built-in cupboard.

**BATHROOM (6'6 x 6'4)** Three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, UPVC double glazed frosted window and wall mounted electric heater.



BATHROOM

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**OUTSIDE** Lawned front garden and stone chipped driveway providing parking for several vehicles. Generous lawned rear garden with garden shed, oil tank and coal bunker.



FRONT GARDEN



DRIVEWAY



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.

