

Cumbrian Properties

Edenside, Great Salkeld



Price Region £327,500

EPC-E

Semi-detached house | Desirable village location
2 receptions | 4 bedrooms | 1 bathroom
Lovely gardens | Garage and parking

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An exciting opportunity to purchase an extended four bedroom family home in the desirable village of Great Salkeld. This impressive property provides ample space for a growing family with accommodation briefly comprising of entrance hall, bedroom, lounge, dining room, kitchen and utility room to the ground floor. To the first floor there is a spacious master bedroom with an (unfinished) en-suite, two further bedrooms and a bathroom. Outside, the property sits on a lovely plot with wonderful gardens, seating areas, gated parking, garage, shed, wood store and summer house.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, radiator, doors to bedroom 4, breakfast kitchen and lounge.

BEDROOM 4 (9'8 x 8'7) UPVC double glazed window to the front and radiator.



BEDROOM 4

BREAKFAST KITCHEN (19' x 8'9) Fitted kitchen incorporating a free standing cooker, ceramic sink, integrated dishwasher, and fridge/freezer. Door to utility room, double glazed skylights, radiator and UPVC double glazed window overlooking the rear garden.



BREAKFAST KITCHEN

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UTILITY ROOM (9'4 x 5'5) UPVC double glazed window to the side, plumbing for washing machine, floor mounted boiler, space for tumble dryer, built in storage cupboard and wooden door providing side access.

LOUNGE (13'6 x 12'2) UPVC double glazed window to the front, radiator, solid oak flooring and multi fuel stove with sandstone hearth and wooden surround. Double doors leading through to the dining room.



LOUNGE

DINING ROOM (10'3 x 10'5) Solid oak flooring, feature electric fireplace, radiator, UPVC double glazed window to the side and UPVC double glazed doors leading out to the garden.



DINING ROOM

FIRST FLOOR LANDING UPVC double glazed window to the side and doors to bedrooms and bathroom.

BATHROOM A white three piece suite comprising bath with shower over, low level WC and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to the side.

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BATHROOM

BEDROOM 1 (13'3 x 12'3) UPVC double glazed window to the front, radiator, built in double wardrobes and door to en-suite.



BEDROOM 1

EN-SUITE (10'4 x 10'4) The en-suite is unfinished but all plumbing and electrics are in place. UPVC double glazed window to the rear and two double glazed skylights.

BEDROOM 2 (9'7 x 9'3) UPVC double glazed window to the front and radiator.



EN-SUITE - UNFINISHED



BEDROOM 2

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BEDROOM 3 (9'8 x 7') UPVC double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE Low maintenance walled front garden with access leading around the side to the **GARAGE (20' x 9'9)** With power and lighting, double wooden doors, space for additional white goods and single glazed window and wooden door to the side. In front of the garage is a block paved driveway providing parking for up to two cars.

To the side of the property is a decked seating area with summer house, access to the shed and wood store. A gate provides access to the enclosed rear garden with paved patio seating area, lawned area, raised flower beds and an under cover dining area.



GARDENS

6/ EDENSIDE, GREAT SALKELD, PENRITH

LOCATION - Great Salkeld is within easy commuting distance of Penrith (approx. 5 miles) and Carlisle (approx. 17 miles) with the M6 being easily accessible at Junctions 40 and 41. A delightful, "picture postcard" conservation village church, traditional award-winning inn, popular cricket club and village hall. The neighbouring villages of Langwathby and Lazonby cater well for everyday needs with primary schools, shops, post offices, inns, heated open air swimming pool and railway stations on the scenic Settle to Carlisle line. Penrith and Carlisle are both easily accessible and offer excellent amenities e.g. secondary schools, supermarkets, banks, bus and main line railway stations, castles, parks and a good selection of sports/leisure facilities.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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