

# Cumbrian Properties

## 10 Howard Park, Greystoke, Penrith



**Price Region £270,000**

**EPC-**

Terraced house | Popular village location  
1 reception | 3 double bedrooms | 1 bathroom  
Conservatory | Gardens, drive and garage

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## 2/ 10 HOWARD PARK, GREYSTOKE, PENRITH

An exciting opportunity to purchase an immaculately presented three bedroom terraced house occupying a peaceful position in this sought after village. This lovely property is equally suitable as a main residence or as a weekend/holiday home within easy reach of Penrith and the Lake District National Park. The generously proportioned accommodation briefly comprises entrance hall, kitchen, lounge, conservatory, three double bedrooms and bathroom. Outside the property boasts low maintenance front and rear gardens, garage and driveway for two/three cars.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, doors to lounge, kitchen and storage cupboards.

**KITCHEN (9'9 x 10')** A range of wall and base units with complementary worksurfaces, tiled splashback and single bowl sink with drainer and mixer tap. Space for free standing fridge/freezer, plumbing for washing machine and space for cooker with fitted extractor hood above. Radiator, tile effect flooring, UPVC double glazed window to the rear and UPVC double glazed door to the garden.



KITCHEN

**LOUNGE (19'7 x 11'3)** UPVC double glazed window overlooking the front garden and the green. Radiator, coving to ceiling, gas fire with marble effect hearth and wooden surround. UPVC double glazed patio doors leading to the conservatory.



LOUNGE

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**CONSERVATORY (10'3 x 9'9)** Brick built conservatory with UPVC double glazed windows to the rear and side, two radiators, UPVC double glazed French doors to the rear, electric radiator and pitched roof.



CONSERVATORY

**FIRST FLOOR LANDING** Stairwell with overstairs storage cupboard. Landing with loft access, doors to bedrooms and bathroom.

**BATHROOM** A white suite comprising shower over panelled bath, low level WC and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to the front.



BATHROOM

**BEDROOM 1 (10'5 x 10'2)** UPVC double glazed window to the rear, radiator, coving to ceiling and built in wardrobes, drawers and bedside tables.



BEDROOM 1



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**BEDROOM 2 (11'4 x 9')** UPVC double glazed window overlooking the front garden and the green. Radiator and coving to ceiling.



BEDROOM 2

**BEDROOM 3 (L shaped 10'2 narrowing to 7' x 9'10 narrowing to 6'7)** UPVC double glazed window to the rear, coving to ceiling and radiator.



BEDROOM 3

**OUTSIDE** Low maintenance front garden with flower and shrub borders.

Low maintenance rear garden with a gated rear access providing access to a block paved driveway providing off street parking for two to three cars. Single garage with up and over door, power, lighting, single glazed window and UPVC door to the rear.



FRONT GARDEN



VIEW FROM ACROSS THE GREEN



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REAR GARDEN, PARKING & GARAGE

**LOCATION** – Located on the edge of the Lake District National Park about 5 miles west of Penrith, Greystoke has a general store with post office and off licence, a primary school and well known pub the Boot & Shoe – all within walking distance. Further amenities are available in Penrith where there is a good range of primary and secondary schools, shops, restaurants and further leisure facilities.

**DIRECTIONS** – From our office in Penrith head up Brunswick Road and at the mini roundabout take the third exit over the bridge into Castletown. Follow the road B5228 round the right hand bend, continuing out of town and on for a further 4.5 miles until you reach Greystoke. Upon entering the village bear round to the right taking the next right hand turn into Howard Park. The garage, parking and rear entrance to No.10 can be found on the right hand side.

**TENURE** Freehold

**COUNCIL TAX** B

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