

Cumbrian Properties

17 Mill Brow, Armathwaite



Price Region £295,000

EPC-D

Semi-detached house | Desirable Eden Valley village
1 receptions | 4 bedrooms | 2 bathrooms
Garden & ample parking | Garage with inspection pit

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2/ 17 MILL BROW, ARMATHWAITE

A fantastic four bedroom semi-detached house located in a quiet cul-de-sac within the desirable village of Armathwaite, with beautiful walks from your doorstep, a great range of amenities and located within easy reach of both Penrith and Carlisle. Offering spacious accommodation throughout, this affordable family home provides ample space for a growing family with an open plan lounge and dining kitchen, cloakroom and integral garage with inspection pit. Upstairs there are four well-proportioned bedrooms with modern family shower room and an en-suite bathroom to the master bedroom. Outside the property boasts a low maintenance garden and parking for 3/4 cars to the front. This property has been lovingly maintained and updated by the present owners, but with further scope to improve and add value makes this an exciting opportunity for those looking to put their own stamp on a great home.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

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

LOUNGE (19' x 11') UPVC double glazed window to the front, radiator, wood burning stove on a tiled hearth, coving to the ceiling and archway to the dining kitchen.



LOUNGE

DINING KITCHEN (24'8 x 8') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated fridge freezer, space for freestanding cooker with extractor hood above, plumbing for washing machine and dishwasher. Part tiled walls, UPVC double glazed window to the rear, UPVC double glazed French doors to the garden, two radiators, wood effect flooring, doors to cloakroom and integral garage.



DINING KITCHEN

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CLOAKROOM Low level WC, wash hand basin with tiled splashback, radiator and wood effect flooring.

FIRST FLOOR

LANDING Spacious landing with loft access, linen cupboard with radiator, doors to bedrooms and shower room.

BEDROOM 1 (14'5 x 10') Wood framed double glazed window to the front enjoying a lovely outlook towards Coombs Wood, radiator, built-in double wardrobe, coving to the ceiling and door to en-suite bathroom.



BEDROOM 1

EN-SUITE BATHROOM Three piece suite comprising shower above bath, low level WC and vanity unit wash hand basin.



EN-SUITE BATHROOM



BEDROOM 2

BEDROOM 2 (13' x 8') Wood framed double glazed window to the front enjoying a lovely outlook towards Coombs Wood, radiator, coving to the ceiling and built-in wardrobe.

BEDROOM 3 (12' x 9') Wood framed double glazed window to the rear, radiator, coving to the ceiling and built-in wardrobe.

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BEDROOM 3

BEDROOM 4 (9' x 8') Wood framed double glazed window to the rear, radiator, coving to the ceiling and built-in double wardrobe.



BEDROOM 4



SHOWER ROOM

SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and vanity unit wash hand basin. Coving to the ceiling, heated towel rail and UPVC double glazed window to the rear.

OUTSIDE Block paved driveway to the front providing parking for four cars. Low maintenance enclosed rear garden with gated side access leading to the front.

INTEGRAL GARAGE (19'8 x 9'8) Roller door, inspection pit, floor standing boiler, power and light, wash hand basin with tiled splashback, and door to the side.



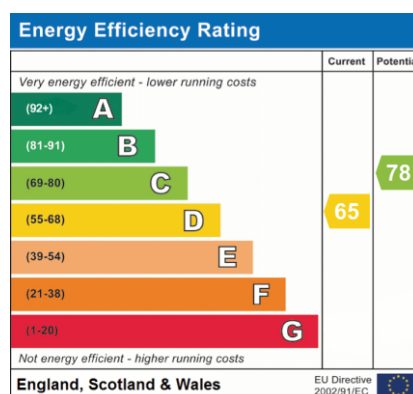
GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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