

# Cumbrian Properties

## 3 Flatts Cottages, Penrith



**Price Region £220,000**

**EPC-C**

Townhouse | Popular location  
Open plan living | 3 double bedrooms | 2 bathrooms  
Allocated parking & garden

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## 2/ 3 FLATTS COTTAGES, BENSON ROW, PENRITH

This three double bedroom townhouse is gas central heated, fully double glazed and briefly comprises entrance hall, cloakroom, open plan lounge and dining kitchen with integrated appliances. To the first floor there are two double bedrooms and a three piece family bathroom along with additional fitted storage on the landing. To the second floor there is a master double bedroom with Velux windows to the front and rear, fitted storage and en-suite shower room. Externally, to the rear of the property is a fenced and drystone walled lawned garden with floral borders and shrubs. To the front of the property is a fenced low maintenance sandstone forecourt with external power and water along with allocated off-street parking.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (7' x 3'5)** Radiator and doors leading to cloakroom and open plan lounge & dining kitchen.

**CLOAKROOM (6' x 4')** Two piece suite comprising wash hand basin and WC. Tiled splashback, heated towel rail and frosted double glazed UPVC window to the front.

**OPEN PLAN LOUNGE & DINING KITCHEN (27' x 15')**

**LOUNGE** Double glazed UPVC windows to the front & to the rear, double glazed composite door leading to the rear garden, three radiators & wooden flooring.



DINING LOUNGE AREA

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**KITCHEN** Fitted kitchen incorporating 1.5 ceramic sink and drainer with mixer tap, five burner gas hob with tiled splashback and extractor hood above, integrated eye level oven and grill, integrated dishwasher, fridge and freezer and washing machine. Door leading to understairs storage cupboard.



DINING KITCHEN

### **FIRST FLOOR**

**LANDING** Built-in shelved storage cupboard, radiator, double glazed UPVC window to the front, doors leading to two bedrooms and bathroom and staircase to the second floor.



FIRST FLOOR LANDING

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**BEDROOM 2 (14' x 8')** Double glazed UPVC window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (13'5 x 8')** Double glazed UPVC window to the rear and radiator.



BEDROOM 3

**FAMILY BATHROOM (8' x 6'5)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashback, radiator, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



FAMILY BATHROOM

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**SECOND FLOOR**

**LANDING** Velux window to the front and access to the master bedroom (Loft).

**MASTER BEDROOM (LOFT) (21' x 11'5)** Velux windows to the front and to the rear, two radiators, built-in storage, exposed timber beams and en-suite shower room.



MASTER BEDROOM

**MASTER EN-SUITE SHOWER ROOM (10' x 4'5)** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, Velux window to the rear and tiled flooring.



MASTER EN-SUITE SHOWER ROOM

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**OUTSIDE** To the rear of the property there is a low maintenance fenced and drystone walled garden comprising lawn, patio, floral and hedged borders. To the front of the property there is a fenced low maintenance sandstone forecourt with external power and water and also two allocated parking spaces.



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.

