

Cumbrian Properties

3 Centurion Park, Kirkby Thore



Price Region £250,000

EPC-D

Link detached house | Popular village location
2 receptions | 3 bedrooms | 2 bathrooms
Garage & ample parking | Low maintenance garden

2/ 3 CENTURION PARK, KIRKBY THORE, PENRITH

An exciting opportunity to purchase a spacious three bedroom link-detached house located within a quiet cul-de-sac in the popular village of Kirkby Thore offering huge scope to improve and add value makes this an attractive purchase for those looking to put their own stamp on a great home. Internally the property provides well appointed accommodation briefly comprising entrance hall, WC, lounge, dining room and kitchen with access to the garage and utility area. To the first floor there are three bedrooms, en-suite shower room to master and a family bathroom. Externally the property boasts an enclosed low maintenance rear garden and ample off street parking in front of the garage. Sold with no onward chain, viewing is essential to fully appreciate all that this affordable family home has to offer.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Tiled flooring, radiator, staircase to the first floor, understairs storage cupboard, coving to ceiling and doors to kitchen, lounge and WC.

WC White low level WC, wash hand basin with tiled splashback, radiator, tiled flooring and UPVC double glazed window to the side.

LOUNGE (18'4 into bay window x 11'8) UPVC double glazed bay window to the front, radiator, coving and tiled flooring. Double doors lead through to the dining room.



LOUNGE

DINING ROOM (11'8 x 9'10) Tiled flooring, radiator, coving to ceiling, door to kitchen and UPVC double glazed door giving access to the rear garden.



DINING ROOM

3/ 3 CENTURION PARK, KIRKBY THORE, PENRITH

KITCHEN (11'8 x 8'4) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, built in oven, hob and extractor hood. Tiled flooring, UPVC double glazed window to the rear and door to the garage.



KITCHEN

GARAGE (22'9 x 12'6) With up and over door, pedestrian door to the front, power and lighting, floor mounted oil combi boiler (newly installed), plumbing for washing machine, space for additional white goods and a single glazed wood framed door to the rear garden.



GARAGE

FIRST FLOOR LANDING UPVC double glazed window to the side, loft access, built in storage cupboard and doors to bedrooms and bathroom.

BEDROOM 1 (12'2 x 11'9) UPVC double glazed window to the rear, radiator, built in wardrobes and door to the en-suite shower room.



BEDROOM 1

4/ 3 CENTURION PARK, KIRKBY THORE, PENRITH

EN-SUITE SHOWER ROOM Shower cubicle, low level WC, wash hand basin, tiled walls, radiator, tiled flooring and UPVC double glazed window to the rear.

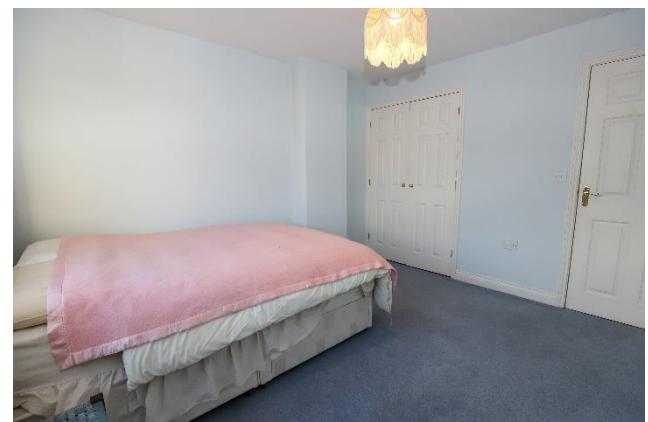


EN-SUITE SHOWER ROOM

BEDROOM 2 (11'9 x 10'6) UPVC double glazed window to the front, radiator and built in wardrobes.



BEDROOM 2



BEDROOM 3 (L shaped 11'9 narrowing to 4'10 x 7'10 narrowing to 4'5) UPVC double glazed window to the front, radiator and built in wardrobe.

BATHROOM Three piece suite comprising of panelled bath with shower over, low level WC and wash hand basin. Tiled walls, radiator, tiled flooring and UPVC double glazed window to the side.



BEDROOM 3



BATHROOM

5/ 3 CENTURION PARK, KIRKBY THORE, PENRITH

OUTSIDE Generous block paved driveway to the front providing ample off street parking leading to the garage. Paved side gardens with mature trees and shrubs – which could be utilised as additional parking, if required. To the rear of the property is an enclosed low maintenance garden.

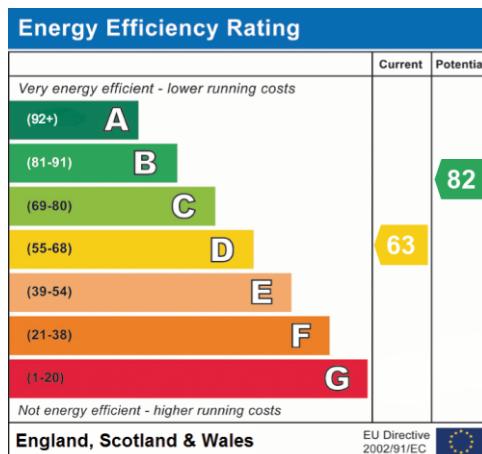


REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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.



reasons to sell with us...

more than
455
properties listed in our
Carlisle office

more than
390
properties sold from
our Carlisle office

we sold
255
more properties than
our closest competitor

we have over
500
Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

