

Cumbrian Properties

9 Eden Mount, Penrith



Price Region £215,000

EPC-C

Semi-detached property | Multi fuel stove
1 reception | 3 bedrooms | Shower room
Landscaped rear garden | Front garden & driveway

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 9 EDEN MOUNT, PENRITH

A double glazed and gas central heated, three bedroom, semi-detached property with a landscaped rear garden and parking. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with multi fuel stove, and dining kitchen. To the first floor there are two double bedrooms, single bedroom and modern shower room. Externally the property offers a lawned front garden, driveway parking and a landscaped tiered rear garden with lawn, patio area and decked seating area with pergola and timber shed with covered log store.

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

Front door into entrance hall.

ENTRANCE HALL UPVC double glazed frosted window to the front, wood effect laminate flooring, staircase to the first floor, radiator, doors to kitchen and lounge.



ENTRANCE HALL

LOUNGE (14' x 12') UPVC double glazed window to the front, radiator, fireplace housing a multi fuel stove, wood effect laminate flooring and coving.



LOUNGE

DINING KITCHEN (20' x 9') Fitted kitchen incorporating an eye-level oven and grill, four ring gas hob with extractor hood, plumbing for washing machine and dishwasher, sink unit, wood effect vinyl flooring, coving, radiator, understairs storage cupboard, UPVC double glazed windows and UPVC double glazed door to the rear garden.

3/ 9 EDEN MOUNT, PENRITH



DINING KITCHEN

FIRST FLOOR

LANDING Radiator, doors to bedrooms and shower room.

BEDROOM 1 (14' x 12') UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14' x 9') UPVC double glazed window to the rear, radiator and two built-in storage cupboards.



BEDROOM 2

4/ 9 EDEN MOUNT, PENRITH

BEDROOM 3 (9' x 7'5) UPVC double glazed window to the front, radiator and fitted storage cupboard.



BEDROOM 3

SHOWER ROOM (8' x 6') Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower with rainfall shower head. Heated towel rail, panelled ceiling and UPVC double glazed window to the rear.



SHOWER ROOM

OUTSIDE Lawned front garden with paved paths and a gravelled driveway. Gated access leads to the enclosed landscaped rear garden with paved patio and steps leading up to a lawn with decked seating area covered by a pergola along with gravelled flower beds, external tap and good size timber shed with log store.



REAR OF THE PROPERTY

5/ 9 EDEN MOUNT, PENRITH

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.

