

Cumbrian Properties

18 Tynefield Drive, Penrith



Price Region £260,000

EPC-

Semi-detached | Close to town centre
1 reception | 3 bedrooms | 1 bathroom
Conservatory | Gardens, drive and garage

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2/ 18 TYNEFIELD DRIVE, PENRITH

A well presented three bedroom semi-detached property situated within walking distance of the town centre. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, spacious dining lounge, opening into conservatory, kitchen, rear lobby and utility. To the first floor are three bedrooms and family bathroom. Lawned garden to the front of the property, low maintenance rear garden, driveway and garage. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE LOBBY via UPVC double glazed door with matching side panel. Dado rail and opening into hallway.

HALLWAY Double panel radiator with display shelf above. Staircase to the first floor with solid oak spindles and understairs storage cupboard. Door to dining lounge.

DINING LOUNGE (19' x 12'2 max) Wall mounted gas fire within a stone fireplace. Coving to ceiling, double glazed window to the front, two double panel radiators, UPVC double glazed patio doors to the conservatory. Door to kitchen.



DINING LOUNGE

CONSERVATORY (12'2 x 10') of UPVC construction with double glazed windows and patio door opening onto the rear garden.



CONSERVATORY

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KITCHEN (12'4 x 7'7) A range of wall and base units with complementary worksurfaces incorporating a 1.5 bowl stainless steel sink unit with mixer tap and filtered water tap, tiled splashbacks, gas cooker with stainless steel cooker hood above. Breakfast bar surface with radiator below. Coving to ceiling, double glazed windows overlooking the rear garden and opening into utility lobby.



KITCHEN

UTILITY LOBBY (6'8 x 6') Fitted base unit with worksurface and tiled splashback. Tiled floor, space for fridge/freezer, coving to ceiling, UPVC double glazed door to rear garden and door to pantry.

PANTRY Fitted worksurface with plumbing for washing machine and vent for tumble dryer below. Wall mounted shelving, hanging for cloaks and double glazed window to the front.

FIRST FLOOR Half landing with double glazed window to the front. Landing with built in airing cupboard housing hot water cylinder and providing storage. Doors to bedrooms and bathroom.



HALF LANDING

BEDROOM 1 (12' x 10'4) Coving to ceiling, radiator and double glazed window to the front. Access to partially boarded loft space via a drop down ladder.

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BEDROOM 1

BEDROOM 2 (10'2 x 8'4) Coving to ceiling, radiator and double glazed window to the rear.



BEDROOM 2

FAMILY BATHROOM White three piece suite comprising panelled shower bath with chrome mixer tap and wall mounted chrome shower fitment. Vanity unit incorporating WC and wash hand basin with storage and drawer space. Tiled walls, chrome ladder style radiator, wall mounted and illuminated mirror, shaver point, extractor fan, halogen downlighters, tile effect laminate flooring and double glazed window to the rear.



FAMILY BATHROOM

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BEDROOM 3 (11'8 x 10'6) Coving to ceiling, radiator, double glazed window to the front and built in shelved storage cupboard.



BEDROOM 3

OUTSIDE The property is approached via a block paved driveway providing off road parking. Lawned garden with plant and shrub borders with low level brick built wall to the boundary. Gated access to the side leads to a low maintenance rear garden with garden shed and outside water tap.

SINGLE GARAGE Located within a block beside the adjoining property.



REAR GARDEN

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GARAGE (BROWN DOOR)

DIRECTIONS From our Penrith office proceed to Middlegate and continue onto Devonshire Street. Keep to the left of the clock tower along King Street and onto Victoria Road. Straight ahead at the traffic lights into Bridge Lane, turn left signposted for the Health Centre. Continue to the bottom of this road and bear left where the property can be found on the left hand side identified by our for sale board.

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.

EPC TO FOLLOW

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

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