

# Cumbrian Properties

80 Castle Drive, Penrith



**Price Region £200,000**

**EPC-D**

Semi-detached property | No onward chain  
1 reception | 3 bedrooms | 1 bathroom  
Front & rear gardens | Ideal FTB or BTL

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2/ 80 CASTLE DRIVE, PENRITH

A well-presented, neutrally decorated, three bedroom, semi-detached property sold with the benefit of no onward chain. The accommodation briefly comprises entrance hall, lounge with French doors to the rear garden, and dining kitchen. To the first floor there are three bedrooms and bathroom. Low maintenance front garden and tiered rear garden incorporating lawn, paved seating areas, timber sheds and outhouse.

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

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, storage cupboard, staircase to the first floor with UPVC double glazed window to the side and coving, doors to lounge and kitchen.



ENTRANCE HALL

**LOUNGE (18' x 12'7)** UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, radiator, wood effect laminate flooring and coving.



LOUNGE

**KITCHEN (12' x 11'7)** Fitted kitchen incorporating sink unit with mixer tap, freestanding electric cooker with extractor hood above, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window and UPVC double glazed door to the rear garden.

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KITCHEN

## FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13'4 x 10'9) UPVC double glazed window to the rear, radiator and coving.



BEDROOM 1

BEDROOM 2 (12' x 7') UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (11'7 x 6'6) UPVC double glazed window to the rear and radiator.



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BEDROOM 3

**BATHROOM (9' x 7'3)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, heated towel rail, tile effect vinyl flooring and shelved storage cupboard housing the Baxi gas boiler.



BATHROOM

**OUTSIDE** Low maintenance gravelled front garden with tarmac path to the front door. Tiered rear garden incorporating paved seating areas, steps leading up to a lawned area with floral borders, gravelled area, outhouse providing storage, and a variety of bushes, trees and shrubs. Gated access leads to the side of the property where there are two timber sheds.



REAR GARDEN

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**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.

