

# Cumbrian Properties

## Old Smithy, Kirkby Thore



**Price Region £160,000**

**EPC-E**

Mid terraced cottage | |Sought after area  
2 reception rooms | 2 bedrooms | GF bathroom  
Low maintenance garden | Views to the fells

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## 2/ OLD SMITHY, KIRKBY THORE, PENRITH

This delightful two double bedroom mid terraced cottage with original features and character briefly comprises of lounge with multi fuel stove with back boiler, dining room, fitted kitchen, inner hall/drying room with stable door to the rear garden and a three piece family bathroom. To the first floor there are two double bedrooms, fitted storage to the master, both benefitting from natural light through the velux windows. To the rear of the property is an easy to maintain garden with flagged patio, floral borders, bushes and shrubs. The property has lots of potential and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry into the lounge.

**LOUNGE (16'5 x 15'7)** Double glazed timber framed windows to the front, multi fuel stove with back boiler, two electric radiators, understairs storage cupboard and French doors leading into the dining room. Door to the staircase to the first floor.



LOUNGE

**DINING ROOM (16'3 x 13'4)** Double glazed timber framed windows to the front, electric radiator, walk-in storage cupboard, radiator and door to the inner hallway.



DINING ROOM

### 3/ OLD SMITHY, KIRKBY THORE, PENRITH

**KITCHEN (12'5 x 9'6)** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, plumbing for washing machine, electric oven and grill with electric four burner hob. Single glazed timber framed windows to the rear, electric radiator, tile effect vinyl flooring and door to the inner hallway.



KITCHEN

**INNER HALL/DRYING ROOM (10' x 10')** Radiator, single glazed timber framed window to the rear, electric radiator, door to bathroom and stable door leading out to the rear.



INNER HALL/DRYING ROOM

**BATHROOM (8'7 x 7'2)** WC, wash hand basin, tiled splashbacks, panelled bath with electric shower over, heated towel rail, tiled walls, electric radiator, tiled flooring and velux window to the rear.



BATHROOM



5/ OLD SMITHY, KIRKBY THORE, PENRITH

**FIRST FLOOR LANDING** Velux window to the rear, UPVC double glazed window to the front, a shelved storage area and doors to bedrooms.

**BEDROOM 1 (12'3 x 11'6)** Velux window to the rear, electric radiator, built in storage cupboard, radiator, fitted shelves and wardrobe.



BEDROOM 1

**BEDROOM 2 (13'2 x 13'2)** Radiator, velux window to the rear, electric radiator UPVC and double glazed window to the front.



BEDROOM 2

**OUTSIDE** Low maintenance rear garden comprising of flagstone patio area, raised floral borders along with bushes and shrubs with views of the Lake District fells.



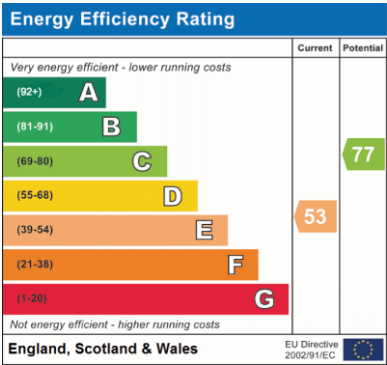
REAR GARDEN

5/ OLD SMITHY, KIRKBY THORE, PENRITH

**TENURE** To be confirmed

**COUNCIL TAX** We are informed the property is in tax band A

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