

Cumbrian Properties

9 Quakers Close, Sockbridge, Tirril



Price Region £295,000

EPC-E

Detached bungalow | Desirable village location
1 reception | 2 bedrooms | 1 bathroom
Conservatory | Gardens | No chain

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Situated on the fringe of the National Park en-route to Pooley Bridge, this spacious, two bedroomed detached bungalow occupies a lovely position within a quiet cul-de-sac in the desirable village of Sockbridge, Tirril. Internally the property has been well maintained, neutrally decorated and improved; including updated hot water system, insulation, plus a thermostatically controlled British made electric radiator system. The accommodation briefly comprises entrance hall, kitchen with access to the conservatory with beautiful views over the village towards the Pennines, two double bedrooms, shower room and spacious lounge. Externally the bungalow has a garage and driveway, private front and rear gardens plus a private walled patio area. The setting is further enhanced by the surrounding maintained gardens, greens, trees and shrubs owned by and for the private use of the freeholders. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance porch.

ENTRANCE PORCH Tiled flooring and wood framed double glazed door into entrance hall.

ENTRANCE HALL Electric radiator with thermostat, shelved storage cupboard which also houses the hot water tank, access via a pull down ladder to boarded loft space. Doors to all rooms.



ENTRANCE HALL

KITCHEN (8'5 x 8'2) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, integrated dishwasher, built-in eye level oven and grill, integrated fridge/freezer, corner shelving for microwave and built-in hob with extractor hood above. Broom cupboard and wood framed double glazed door to the conservatory.



KITCHEN

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CONSERVATORY (18'2 x 6') UPVC double glazed windows to the rear and side elevations enjoying beautiful views towards the Pennines, wood framed single glazed door to the hallway and UPVC double glazed door leading out to the garden.

SHOWER ROOM Shower cubicle, low level WC, wash hand basin, electric radiator, part tiled walls and UPVC double glazed window.



CONSERVATORY



SHOWER ROOM

DINING LOUNGE (19' x 11'9) Electric radiator with thermostat and UPVC double glazed windows to the side overlooking the garden.



DINING LOUNGE

BEDROOM 1 (11'8 x 9'10) UPVC double glazed window to the side overlooking the garden, electric radiator with thermostat and built-in wardrobes.



BEDROOM 1

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BEDROOM 2 (11'5 x 8'5) UPVC double glazed window facing into the conservatory, electric radiator with thermostat and built-in wardrobe with overhead storage cupboard with sliding door.



BEDROOM 2

OUTSIDE To the front roadside of the property is a pretty garden with mature copper beech tree. The driveway providing parking for one/two cars leads to a single garage. A gate gives access to the property's private paved patio by the conservatory, with wonderful views and an outside water tap. To the rear of the bungalow is a further lawned and nicely planted mature garden, including a silver birch tree, roses, iris, holly and winter flowering hellebore. To the left of the front door is a further door to a small storage area. Here also is one of the freeholders' private areas, a lovely paved patio and walled garden.

GARAGE (19' x 9'5) With up and over door, power and lighting, plumbing for washing machine, space for additional white goods, wood framed double glazed window to the side and pedestrian access door at the side.



GARDEN AND DRIVEWAY

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REAR GARDEN



PAVED PATIO



FREEHOLDERS PATIO

DIRECTIONS – From Penrith take the A6 to Eamont Bridge. Go over the bridge and turn right at the mini roundabout signposted Pooley Bridge. Continue on this road, passing through Yanwath and onto Tirril. Go past The Queens Head public house and the garage. Take the next right into Quakers Lane and the second left into Quakers Close.

TENURE We are informed the tenure is Freehold.
 An annual communal charge is payable at £206.37.

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.

