

Cumbrian Properties

40 Brentfield Way, Penrith



Price Region £270,000

EPC-

Sandstone semi-detached | Popular residential area
2 receptions | 3 bedrooms | Shower room
Driveway and garage | Generous gardens

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 40 BRENTFIELD WAY, PENRITH

Situated in this popular residential area a three bedroom sandstone semi-detached property benefiting from generous driveway, good size garage and spacious gardens. The UPVC double glazed and gas central heated accommodation briefly comprises of entrance hall, cloakroom, lounge and dining kitchen opening into the garden room taking in the lovely views across the town to the distant fells. To the first floor are three bedrooms and shower room. Situated close to the town centre with all the amenities that Penrith has to offer.

The accommodation with approximate measurements briefly comprises -

Entry via UPVC double glazed door into entrance hallway.

ENTRANCE HALLWAY Radiator, staircase to the first floor, understairs storage cupboard and doors to cloakroom, lounge and kitchen.

CLOAKROOM Low level WC in white, UPVC double glazed frosted window and vinyl flooring.

LOUNGE (21' max x 14' max) Coal effect gas fire with decorative fire surround, coving to ceiling, two radiators, storage cupboard and UPVC double glazed windows to the front and rear elevations with lovely views across the town to the distant fells.



LOUNGE

DINING KITCHEN (16'9 max x 8'4 max) Fitted kitchen with granite worksurfaces, tiled splashbacks, Belfast sink with mixer tap, integrated dishwasher and fridge/freezer. Belling range style cooker with five burner gas hob, three ovens and extractor above. Dining area, radiator, wood effect vinyl flooring and door to the front. Step down into the garden room.



3/ 40 BRENTFIELD WAY, PENRITH

GARDEN ROOM (13'8 max x 10'4 max to the door) Beams to ceiling, multi fuel stove sat on a sandstone hearth, radiator, oak flooring and UPVC double glazed windows taking in the lovely views across the town to the distant fells. UPVC double glazed door opening into the rear porch.



GARDEN ROOM

REAR PORCH Sandstone flooring, UPVC double glazed window overlooking the rear garden and door to the garage.

FIRST FLOOR LANDING UPVC double glazed window at the bottom of the stairs. Half landing with further UPVC double glazed window. Landing with loft access and doors to bedrooms, shower room and airing cupboard.

SHOWER ROOM (6'10 x 5'5) Three piece suite in white with rainfall shower with further shower attachment in walk-in cubicle, low level WC and pedestal wash hand basin. Chrome towel rail radiator, tiled flooring, ceiling spotlights and UPVC double glazed frosted window.



SHOWER ROOM

4/ 40 BRENTFIELD WAY, PENRITH

BEDROOM 1 (15' max x 10'4 max) Radiator and UPVC double glazed window with lovely views across the town to the distant fells.



BEDROOM 1

BEDROOM 2 (11' x 10'3 max) UPVC double glazed window, radiator and built in storage cupboard.



BEDROOM 2

BEDROOM 3 (11' max x 9'4 max to sloping ceiling) UPVC double glazed window, radiator, under eaves storage and ceiling spotlights.



BEDROOM 3

5/ 40 BRENTFIELD WAY, PENRITH

GARAGE (17'4 x 15'7) Roller door, window to the rear, power, lighting and water supply. Plumbing for washing machine and space for tumble dryer.

OUTSIDE To the front of the property is a wall enclosed lawned garden with flower borders, a good size driveway providing off road parking leading to the garage. Gated access from the side to the spacious rear garden with sandstone patio, decked seating area, garden shed and log store. Sandstone steps lead down to a generous size lawned garden with greenhouse. All of the rear garden takes in the views across the town to the fells.



FRONT GARDEN AND DRIVEWAY



REAR PATO



REAR GARDEN

6/ 40 BRENTFIELD WAY, PENRITH

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



EPC TO FOLLOW