

Cumbrian Properties

Orchard View, Monks Close, Penrith



Price Region £320,000

EPC-

Semi-detached property | Kitchen with integrated appliances
1 reception | 3 bedrooms | 2 bathrooms
No onward chain | Low maintenance gardens & parking

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A well-presented, three-bedroom, semi-detached property comprising a naturally light-filled entrance hall, lounge with a cosy stove and French doors opening onto the rear garden, fitted kitchen with integrated appliances, and a separate utility room along with a contemporary three piece bathroom and useful built-in storage to the ground floor. To the first floor there are three bedrooms, all benefiting from built-in storage, and shower room. Externally, the property features a low maintenance block paved rear garden with external power and timber shed while to the front there is a block paved driveway with power and water plus a further allocated parking space.

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

Front door into entrance hall.

ENTRANCE HALL (11'5 x 10') Staircase to the first floor, two radiators, Velux window to the front and understairs storage cupboard. Doors to kitchen, lounge and bathroom.



ENTRANCE HALL

LOUNGE (21' x 15') UPVC double glazed window and UPVC double glazed French doors to the rear garden, fireplace housing a multi fuel stove, radiator, coving to the ceiling and door to dining kitchen.



LOUNGE

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DINING KITCHEN (19' x 13') Fitted kitchen incorporating a one and a half bowl sink with mixer tap, integrated fridge freezer and dishwasher, eye-level oven, five ring gas cooker with tiled splashback and extractor hood above. UPVC double glazed windows to the front and side, radiator, coving to the ceiling and door to utility room.



DINING KITCHEN

UTILITY ROOM (10' x 9'5) Wall and base units with complementary worksurfaces, sink unit with mixer tap, Velux window to the front, radiator and UPVC double glazed door opening onto the driveway.



UTILITY ROOM

BATHROOM (10' x 8') Three piece suite comprising vanity unit wash hand basin, WC with concealed cistern and panelled bath. Radiator and walk-in shelved storage cupboard.



BATHROOM

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FIRST FLOOR

LANDING Radiator, coving to the ceiling, Velux window to the front, built-in shelved storage cupboard, doors to bedrooms and shower room.

BEDROOM 1 (18' x 12') UPVC double glazed windows to the rear, radiator, coving to the ceiling and fitted wardrobes with sliding doors.



BEDROOM 1

BEDROOM 2 (15' x 10'5) UPVC double glazed windows to the rear, radiator, coving to the ceiling and fitted wardrobes with sliding doors.



BEDROOM 2

BEDROOM 3 (12' x 10') UPVC double glazed window to the front, radiator and walk-in storage cupboard housing the Baxi gas boiler.



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SHOWER ROOM (7'5 x 5') Three piece suite comprising WC, wash hand basin and walk-in shower unit. Panelled splashbacks, heated towel rail and Velux window to the front.



SHOWER ROOM

OUTSIDE To the front of the property is a block paved driveway with external power and water supply, and a further parking space located opposite the property. Low maintenance block paved rear garden enclosed by fencing and sandstone wall with timber shed and external power.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

EPC GRAPH TO
FOLLOW

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