

Cumbrian Properties

35 Salkeld Road, Penrith



Price Region £230,000

EPC-D

Semi-detached property | Sought after location
1 reception | 2 double bedrooms | 1 bathroom
Newly refurbished | Stunning views of the Lake District

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This immaculately presented two double bedroom semi-detached property sits on a sought after plot giving stunning views of the Lake District and is newly refurbished throughout with modern kitchen and shower room and a multi-fuel stove to the lounge. To the first floor there are two double bedrooms and newly refurbished shower room. Externally, the property has a gated driveway with detached garage and private gardens to the rear. The property is situated in the popular location of Penrith and is close to many local amenities including schools, shops and regular bus routes.

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

Entrance via a glazed composite door through to the entrance hallway.

ENTRANCE HALLWAY Radiator, stairs to the first floor and door to the lounge.



ENTRANCE HALLWAY

LOUNGE (16' x 12') Two double glazed windows to the front, multi-fuel stove sat on a stone base with decorative stone surrounds, radiator and door to the dining kitchen.



LOUNGE

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DINING KITCHEN (19' x 9') Modern fitted kitchen incorporating integrated appliances, double sink basin with mixer tap, four ring induction hob with extractor hood above, integrated oven, integrated fridge freezer, space and plumbing for washing machine and dryer or dishwasher. Partially tiled walls and splashbacks, tiled flooring, double glazed window to the side, radiator, ceiling spotlights, two double glazed windows to the rear, door to storage cupboard housing the Worcester boiler and a double glazed UPVC door to the rear garden.



DINING KITCHEN

FIRST FLOOR

HALF LANDING Double glazed window to the side.

LANDING Doors to both bedrooms and newly refurbished shower room.

BEDROOM 1 (16 x 10') Two double glazed windows to the front, radiator, airing cupboard and walk-in wardrobe.



BEDROOM 1 & VIEWS

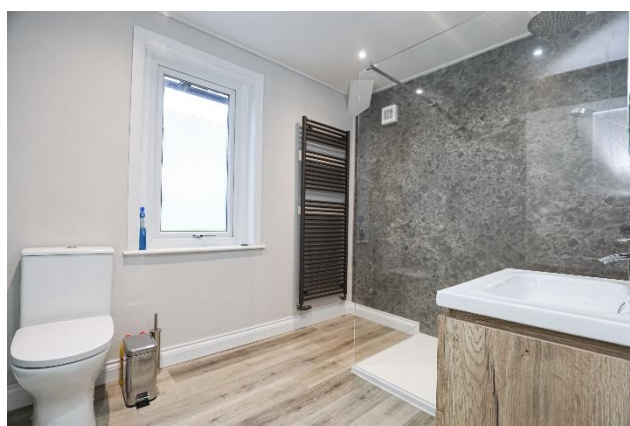
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BEDROOM 2 (11' x 10') Double glazed window to the rear and radiator.



BEDROOM 2

SHOWER ROOM Three piece white suite comprising WC, sink basin with mixer tap, walk-in rainfall shower with an additional shower attachment and glass splashback. Radiator, vinyl flooring and double glazed frosted window to the rear.



SHOWER ROOM

OUTSIDE To the front of the property is a gated spacious driveway with gated access to the side, detached garage with wraparound paving to the rear garden. To the rear of the property is a multi-tiered garden with paving, turf and mature plants, shrubs and a wooden shed.

GARAGE Detached garage with manual door and double glazed UPVC door to the rear.



ENCLOSED REAR GARDEN



GARDEN VIEW

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FRONT VIEWS

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.

