

# Cumbrian Properties

78 Scotland Road, Penrith



**Price Region £250,000**

**EPC-C**

Period property | Original features & character  
2 receptions | 3 double bedrooms | 1 bathroom  
Modern high specification dining kitchen | Rear garden

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This immaculately presented three double bedroom, two reception room period home retains many original features, providing charm and character. The property briefly comprises entrance vestibule, entrance hall, front reception room, a modern high specification dining kitchen and a spacious open plan lounge and snug. To the first floor, there are three double bedrooms, two of which have original decorative fireplaces and a four piece family bathroom with walk-in rainfall shower. Externally, there is a generous low maintenance turfed and paved garden to the rear. Situated close to many local amenities including schools, shops and regular bus routes and with easy access to the M6 motorway, this is a must-see property and an ideal family home.

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

**Entrance via a glazed composite door leading into the entrance vestibule.**

**ENTRANCE VESTIBULE** Ceiling spotlights, tiled flooring and a glazed wooden door into the entrance hall.

**ENTRANCE HALL** Tiled flooring, radiator, ceiling spotlights, staircase to the first floor, understairs storage cupboard and doors through to the reception room, lounge, dining kitchen.



ENTRANCE

**RECEPTION ROOM (11' x 9')** Double glazed window to the front, radiator and Worcester boiler.



RECEPTION ROOM

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**DINING KITCHEN (18'5 x 9')** Fitted kitchen with a mixture of wall & base units and contemporary worktops and incorporating sink with mixer tap, integrated oven & grill with four ring induction hob, space and plumbing for washing machine, space and plumbing dryer or dishwasher and integrated fridge freezer. Partially tiled walls and splashbacks, original exposed beams above, glazed composite stable door to the rear garden, radiator, ceiling spotlights and tiled flooring.



DINING KITCHEN

**OPEN-PLAN LOUNGE & SNUG (22' x 12')** Double glazed windows to the front and rear, two radiators, multi-fuel stove sat on a stone base.



OPEN PLAN LOUNGE & SNUG

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**STAIRCASE TO FIRST FLOOR**

**HALF LANDING** Double glazed arch window to the half landing and original stone staircase.



HALF LANDING

**FIRST FLOOR**

**LANDING** Doors to three bedrooms.

**BEDROOM 1 (13' x 11')** Double glazed windows to the front, radiator, decorative original fireplace and storage cupboard.



BEDROOM 1

**BEDROOM 2 (12' x 11')** Double glazed window to the front, radiator, storage cupboard and decorative original fireplace.



BEDROOM 2

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**BEDROOM 3 (10' x 9')** Double glazed window to the rear and radiator.



BEDROOM 3

**FAMILY BATHROOM** Four piece white suite comprising bath with shower attachment, WC, floating sink basin with mixer tap and a walk-in corner rainfall shower with separate shower attachment and fully tiled walls. Tiled flooring, built-in mirror units, double glazed frosted glass window to the rear, two radiators, ceiling spotlights and partly tiled walls and splashbacks.



BATHROOM

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**OUTSIDE** To the rear of the property is a spacious low maintenance rear garden which is partly paved and turfed with mature plants and shrubs and a wooden shed.



REAR GARDEN

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	