

Cumbrian Properties

The Wickets Cottage, Greystoke



Price Region £310,000

EPC-E

Semi-detached house | Desirable village location
1 reception | 2 bedrooms | 1 bathroom
Generous gardens | Garage and ample parking

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2/ THE WICKETS COTTAGE, ORCHARD DRIVE, GREYSTOKE, PENRITH

An attractive two bedroom semi-detached cottage with some lovely period features, generous sized garden, ample parking and a sizeable garage located within the popular village of Greystoke. Internally the property offers spacious accommodation briefly comprising entrance hall, lounge, rear hallway with cloakroom, understairs storage room with access to the garage, kitchen, two double bedrooms and shower room. Externally there is a generous and well maintained garden, off street parking for three/four cars and a garage. This beautiful home is surrounded by countryside and is within easy reach of the Lake District National Park and Penrith town centre. Sold with no onward chain viewing is essential to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into vestibule at the rear of the property.

REAR VESTIBULE Wood effect laminate flooring and door to entrance hallway.

ENTRANCE HALLWAY Wood effect laminate flooring and doors to cloakroom, lounge, kitchen, garage and understairs storage cupboard with plumbing for washing machine.

GARAGE (23' x 13'9) Electric roller door, power, lighting and fitted storage units. Floor mounted oil boiler, UPVC double glazed window and door to the front.



GARAGE

CLOAKROOM Two piece suite comprising low level WC and vanity unit wash hand basin with tiled splashback. Radiator and UPVC double glazed frosted window.



CLOAKROOM

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KITCHEN (12'8 x 9'3) A range of wall and base units with complementary worksurfaces and a 1.5 bowl sink with drainer and mixer tap. Built in oven and hob, integrated fridge, radiator, wood effect laminate flooring and two UPVC double glazed windows to the rear.



KITCHEN

LOUNGE (15'2 x 12') UPVC double glazed sash style windows to the front, wood burning stove with sandstone surround and hearth, built in storage cupboard and drawers into one alcove, picture rail, ceiling rose, radiator and door to the front entrance hall.



LOUNGE

ENTRANCE HALL UPVC double glazed door to the front and staircase to the first floor.

FIRST FLOOR LANDING UPVC double glazed window to the side and doors to bedrooms and shower room.

BEDROOM 1 (20'2 narrowing to 13'8 x 11') UPVC double glazed sash style windows to the front, radiator, feature fireplace and built in wardrobes.



BEDROOM 1

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BEDROOM 2 (11' x 10'8) UPVC double glazed window to the rear, built in wardrobes, feature fireplace and radiator.

SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin. Tiled walls, radiator, heated towel rail and UPVC double glazed window to the rear.



BEDROOM 2



SHOWER ROOM

OUTSIDE There is a generous sized garden to the front which is mainly laid to lawn with a pathway leading up to the patio area, a well stocked flower bed and side access to rear.



FRONT EXTERNAL



REAR EXTERNAL

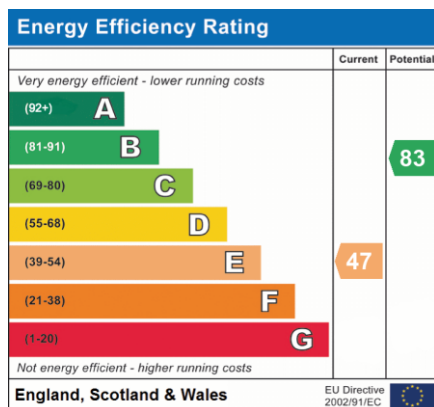
5/ THE WICKETS COTTAGE, ORCHARD DRIVE, GREYSTOKE

DIRECTIONS From our office follow the road up Brunswick Road and at Morrisons, take the 3rd exit at the mini roundabout. Follow the road out of town and continue to Greystoke. At the junction in the middle of the village where the main road bears to the left take the Berrier Road straight ahead. Follow the road for approximately a quarter of a mile, do not turn into Orchard Drive but take the next left (going out of the village) through sandstone pillars into a courtyard area and park in front or beside the garage. The Wickets Cottage will be on the left.

TENURE We are informed the tenure is Freehold

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.



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