

Cumbrian Properties

6 Cedar Close, Penrith



Price Region £270,000

EPC-

Semi-detached property | Popular location
Dining lounge | 3 bedrooms | 1 bathroom
Lawned gardens | Driveway and garage

01768 867788
Corney Square, Penrith CA11 7PX

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

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Situated in this popular residential area a well presented three bedroom semi-detached property. The UPVC double glazed and gas central heated accommodation briefly comprises of entrance hall, 23'3 x 13'3 dining lounge and recently fitted kitchen. To the first floor are three bedrooms and bathroom. Lawned gardens to the front and rear with lovely views from the rear across the town to the fells. Block paved driveway leads to the garage. The market town of Penrith offers a range of local amenities and is in close proximity to the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, radiator and door to dining lounge.

DINING LOUNGE (23'3 max x 13'3 max)

LOUNGE AREA UPVC double glazed window and radiator.

DINING AREA – UPVC double glazed window to the rear with lovely views across the town towards the Beacon. Radiator and door to kitchen.



DINING LOUNGE

KITCHEN (9'9 x 8'3) Fitted kitchen with complementary worksurfaces, upstands and a 1.5 bowl sink with mixer tap. Four ring Stoves gas hob with stainless steel splashback, extractor above and integrated double oven below. Plumbing for washing machine, integrated fridge, UPVC double glazed window, radiator, dark wood effect flooring, understairs storage cupboard and UPVC double glazed rear door.

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KITCHEN

FIRST FLOOR LANDING Loft access, UPVC double glazed window and doors to bedrooms, bathroom, storage cupboard and further storage cupboard with radiator.

BATHROOM Three piece suite in white with shower over panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, wood effect flooring, radiator and UPVC double glazed frosted window.



BATHROOM

BEDROOM 1 (11' max x 9'10 max) Radiator and UPVC double glazed window with lovely views across the town.



BEDROOM 1

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BEDROOM 2 (11'9 max x 9'10 max) Radiator and UPVC double glazed window with lovely views across the town.



BEDROOM 2

BEDROOM 3 (7'5 x 6'7) Currently utilised as a home office. UPVC double glazed window and radiator.



BEDROOM 3

OUTSIDE To the front of the property is a lawned garden and gated access to a block paved driveway leading to the garage. **GARAGE (16'9 x 8'2)** With power and lighting, UPVC double glazed window, space for fridge/freezer and tumble dryer, pedestrian access door from the rear. Gated access leads to the rear garden which is laid to lawn with flagged patio area enjoying lovely views across the town towards the fells.



REAR GARDEN

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TENURE To be confirmed

COUNCIL TAX To be confirmed

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