

Cumbrian Properties

26 Greenacres Park, Plumpton



Price Region £100,000

EPC-

Park Home | Over 55's residential site
Dining lounge | 2 bedrooms | 1 bathroom
Generous front garden | Detached garage & driveway

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Greenacres Park is a fully residential park home for the over 55's situated on the fringe of Plumpton just 5 miles from Penrith. No. 26 sits on a lovely plot with generous front garden, driveway and detached garage. The UPVC double glazed and oil central heated accommodation briefly comprises entrance hall, dining lounge, kitchen, shower room and two bedrooms – one with en-suite cloakroom and dressing room. To the rear of the property is a low maintenance garden with shed and greenhouse. Plumpton lies just off the A6 between Penrith 4 miles south and Carlisle 14 miles north, and within close proximity to the Lake District National Park, Eden Valley and the Pennines. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite door into entrance hallway.

ENTRANCE HALLWAY Radiator and doors to cloakroom, dining lounge, kitchen, bedrooms and shower room.

DINING LOUNGE

LOUNGE AREA (16' x 11' max) Coal effect electric fire set on a fireplace with marble back and hearth and wooden surround, coving to ceiling, two radiators and UPVC double glazed leaded bay windows to the front and side elevations. An archway leads through to the dining area.

DINING AREA (8' x 8') UPVC double glazed leaded window, radiator and door to kitchen.



DINING LOUNGE

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KITCHEN (15'5 max x 9'6 max) Fitted kitchen incorporating a 1.5 bowl sink with mixer tap, tiled splashbacks, four ring electric hob with extractor above and oven below, washing machine, fridge/freezer and breakfast bar area. Radiator, coving to ceiling, vinyl flooring, UPVC double glazed leaded bay window to the rear, storage cupboard and UPVC double glazed rear door.



KITCHEN

BEDROOM 1 (10' x 9'5) UPVC double glazed leaded window, radiator, built in wardrobes and doors to walk-in wardrobe and en-suite cloakroom.



BEDROOM 1

EN-SUITE CLOAKROOM Two piece suite in white with low level WC and wash hand basin within fitted vanity unit. Vinyl flooring, coving to ceiling, radiator and UPVC double glazed frosted window.



EN-SUITE CLOAKROOM

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BEDROOM 2 (10'4 to fitted wardrobes x 9'5 max) UPVC double glazed leaded bay window, radiator, coving to ceiling, fitted wardrobes and matching bedroom furniture.



BEDROOM 2

SHOWER ROOM Three piece suite in white with walk-in tiled shower cubicle, low level WC and circular wash hand basin over vanity unit. Radiator, coving to ceiling and UPVC double glazed frosted window.



SHOWER ROOM

OUTSIDE To the front of the property is a spacious lawned garden edged with mature shrubs, bushes and flowers. A circular stone patio area, summer house and side access to the rear. To the rear is a low maintenance garden laid to flags with shed, greenhouse and further garden storage unit, oil tank and oil boiler.

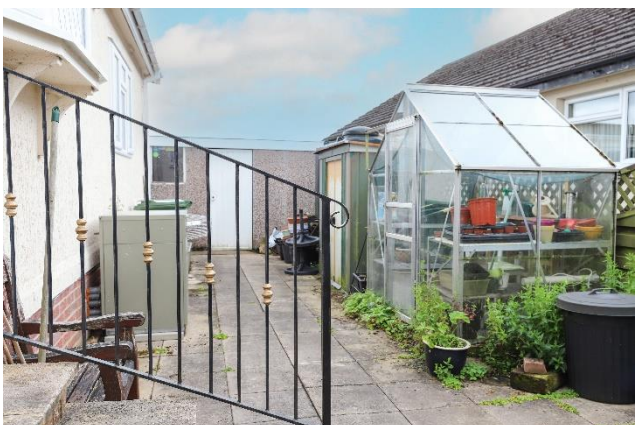
GARAGE (19'8 x 9'4) With up and over door, power and lighting and outside water tap at the front. Driveway parking for up to two vehicles.



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FRONT GARDEN



REAR GARDEN



DRIVEWAY AND GARAGE

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TENURE Service charge £162.12 pcm.

COUNCIL TAX We are informed the property is in tax band A.

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.