

Cumbrian Properties

3 Roe Bank, Brough



Price Region £140,000

EPC-

End-terraced house | Beautiful views
1 reception | 3 bedrooms | 1 bathroom
Balcony & parking | No onward chain

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2/ 3 ROE BANK, BROUGH, KIRKBY STEPHEN

A characterful, three bedroom townhouse with parking, balcony and beautiful views. Occupying an elevated position overlooking Swindale Beck, the village and the fells beyond, this beautifully presented and maintained end-terraced home provides flexible accommodation arranged over three floors briefly comprising entrance hall and kitchen, lounge with dining area, feature fireplace and spiral staircase to the first floor balcony, family bathroom and master bedroom. To the second floor there are two further bedrooms each with exposed beams. Outside the property has parking within a shared parking area and a generous first floor balcony enjoying the beautiful outlook. Sold with no onward chain this property would make a wonderful first time purchase, holiday home or viable investment opportunity.

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

UPVC double glazed front door into entrance hall.

ENTRANCE HALL Wood veneer laminate flooring, opening to the lounge and door to the kitchen.

KITCHEN (11'9 x 8') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, built-in oven and hob with extractor hood above, integrated fridge freezer, wood veneer laminate flooring, UPVC double glazed window to the front, electric radiator and cupboard housing the meters.



KITCHEN

LOUNGE (12'7 x 12') Wood veneer laminate flooring, electric storage heater, UPVC double glazed window to the rear, open fireplace with tiled hearth and surround, spiral staircase to the first floor and opening to the dining area.



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DINING AREA (10' x 3'9) UPVC double glazed windows to the side and rear overlooking Swindale Beck and towards the fells.



DINING AREA

FIRST FLOOR LANDING Wood veneer laminate flooring, electric storage heater, doors to bathroom and bedroom 1, UPVC double glazed door to the balcony and staircase to the second floor.



LANDING



BATHROOM

BATHROOM (9'4 x 5') Three piece suite comprising shower above bath, low level WC and wash hand basin. Part tiled walls, tiled flooring, heated towel rail and shelved cupboard housing the hot water cylinder.

BEDROOM 1 (12' x 9'9) UPVC double glazed window to the rear, electric radiator and coving to the ceiling.



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SECOND FLOOR

LANDING Doors to bedrooms 2 and 3.

BEDROOM 2 (12' x 9'9) UPVC double glazed window to the rear, exposed beamed ceiling, loft access and electric radiator.



BEDROOM 2

BEDROOM 3 (12' x 7'9) UPVC double glazed window to the front, exposed beam and electric radiator.



BEDROOM 3

OUTSIDE Parking for one car in the shared car park.



EXTERNAL

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BALCONY & VIEWS



SWINDALE BECK

LOCATION Brough has a village shop, primary school, outreach Post Office, hotel, public house and a Farmers & Artisan market every month just across the road in the memorial hall. The market town of Kirkby Stephen is just five miles away and there are regular bus services to Penrith and Kendal. Brough is conveniently located with easy access to the A66 for Scotch Corner (A1M), Penrith (M6), the Lake District and Yorkshire Dales National Parks.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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