

Cumbrian Properties

2 Friars Rise, Penrith



Price Region £195,000

EPC-D

Semi-detached property | Stunning Lake District views
1 reception | 2 double bedrooms | 1 bathroom | Well-presented
Ideal FTB/BTL opportunity | No onward chain

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2/ 2 FRIARS RISE, PENRITH

With views of Blencathra, this two double bedroom semi-detached property is well-presented throughout, gas central heated and double glazed and briefly comprises entrance hall, lounge and dining kitchen. To the first floor there are two double bedrooms with walk-in wardrobe and fitted storage to the master, and a three piece family bathroom. Externally, to the rear of the property is a fenced and walled low maintenance garden with laid shillies, patio area, elevated flowerbeds and gated access to the side of the property, which is lawned, leading to the front lawned garden with floral borders, shrubs and bushes.

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

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (5' x 5') Full length double glazed UPVC frosted window to the front, staircase to the first floor, tiled flooring, coving to the ceiling, radiator and door leading to the lounge.



ENTRANCE

LOUNGE (13' x 12') Double glazed UPVC window to the front, radiator, fireplace, coving to the ceiling and door to the dining kitchen.



LOUNGE

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DINING KITCHEN (15'5 x 9') Fitted kitchen incorporating ceramic 1.5 sink and drainer with mixer tap, space for freestanding oven and grill, overhead extractor, plumbing for washing machine and dishwasher. Worcester gas boiler housed in fitted cupboard, tiled splashback, slate effect laminate flooring, understairs storage cupboard, radiator, double glazed UPVC window to the rear and double glazed UPVC door to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Coving to the ceiling and doors to both bedrooms and family bathroom.

BEDROOM 1 (13' x 12'5) Double glazed UPVC window to the front, radiator, coving to the ceiling, walk-in wardrobe and fitted storage cupboards.



BEDROOM 1

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BEDROOM 2 (9' x 9') Double glazed UPVC window to the rear, radiator & coving.



BEDROOM 2

FAMILY BATHROOM (6'5 x 5'5) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the rear and wood effect laminate flooring.



BATHROOM

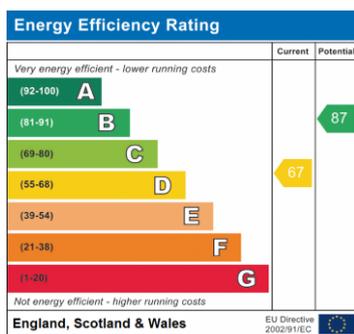
OUTSIDE To the rear of the property is a fenced and walled landscaped low maintenance garden comprising patio area, laid shillies, raised floral borders, external power and water, and gated access to the side of the property. To the side of the property is a laid flagstone path, slated shillies and side lawn. To the front is a rockery garden and lawn with floral borders and shrubs.



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TENURE We are informed the tenure is Freehold.

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



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