

Cumbrian Properties

1 Salkeld Road, Penrith



Price Region £200,000

EPC-

Mid-terraced property | Lovely views
1 receptions | 3 bedrooms | 1 bathroom
Lawned gardens | No onward chain

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2/ 1 SALKELD ROAD, PENRITH

A well-presented, three bedroom, mid-terraced property benefitting from a lovely open outlook with views towards the fells. The UPVC double glazed and gas central heated accommodation briefly comprises lounge, dining kitchen, utility room and cloakroom. To the first floor there are three bedrooms and bathroom. Lawned gardens to the front and rear. Ideal family home or excellent buy to let investment as currently utilised. The property will be sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into lounge.

LOUNGE (19' max x 11') Two UPVC double glazed windows to the front with lovely views towards the fells, two radiators, coving to the ceiling, staircase to the first floor with radiator, understairs storage cupboard and door to dining kitchen.



LOUNGE

DINING KITCHEN (14' x 9') Fitted kitchen incorporating a stainless steel sink with mixer tap, space for cooker, integrated fridge and freezer, breakfast bar, tile effect wooden flooring, UPVC double glazed window, UPVC double glazed patio doors to the rear garden and door to utility room.



DINING KITCHEN

UTILITY ROOM (6' x 4'6) Plumbing for washing machine, space for tumble dryer, worksurface, wall mounted cupboard, Worcester boiler, wood effect vinyl flooring and door to cloakroom.

CLOAKROOM Two piece suite comprising low level WC and pedestal wash hand basin. Radiator and wood effect vinyl flooring.

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FIRST FLOOR LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (12' max x 10'7 max) UPVC double glazed window and radiator.



BEDROOM 1

BEDROOM 2 (10' max x 9'7 max) Radiator and UPVC double glazed window with fabulous views across the town to the distant fells.



BEDROOM 2



BATHROOM

BATHROOM (7' x 6'5) Four piece suite comprising corner shower cubicle, panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, radiator, vinyl flooring and UPVC double glazed frosted window.

BEDROOM 3 (10' max x 9' max) UPVC double glazed window and radiator.



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OUTSIDE Lawned front garden. To the rear of the property is a flagged patio with steps leading up to a lawned garden.



REAR GARDEN



REAR OF THE PROPERTY

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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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