

PFK

22 Frenchfield Gardens, Penrith, Cumbria CA11 8TX

Guide Price: £325,000





PEEK

LOCATION

The property sits along the head of a cul-de-sac location close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

An opportunity to acquire an attractive 3 bedroomed bungalow, a terraced home with adjoining properties of a similar nature to either side, with lovely gardens and offroad parking.

Presented in immaculate condition, this well proportioned property briefly comprises living room, sun room, kitchen with ample space for dining, utility room and laundry room (converted from the garage), three well proportioned bedrooms and a three piece family bathroom. The rooms are all generous in size with the property also benefitting from plenty of storage space.

Externally, there is off-road, driveway parking and attractive, lawned gardens to both front and rear with borders, large patio seating areas and substantial, versatile garden shed.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With tiled flooring and doors giving access to the living room and dining kitchen.

Kitchen/Diner

3.9m x 3.7m (12' 10" x 12' 2") Fitted with an excellent range of wood wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Integrated appliances include undercounter fridge and double oven with induction hob, stainless steel backplate and extractor fan over, space for full height fridge freezer. Tiled flooring, radiator, ample power points, front aspect window and part glazed door to the utility room.

Utility Room

4.5m x 3.0m (14' 9" x 9' 10") Formerly the garage, this has now been converted into a useful utility room, fitted with a superb range of wall and base units with complementary wood work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Space for under counter washing machine, tumble dryer and freezer, coat pegs, radiator, tiled flooring, window and part glazed UPVC door to the front. (Please note the washing machine, tumble dryer and freezer currently in place, can be included in the sale if desired).

Laundry Room

3.0m x 2.1m (9' 10" x 6' 11") Fitted with base units with complementary wood work surfacing and upstands, coat pegs, radiator, tiled flooring, inset ceiling spotlights and part glazed door leading to the garden.

Living Room

5.5m x 3.6m (18' 1" x 11' 10") (max measurements) A generous, rear aspect reception room with gas fire set in a granite fireplace with wood surround, radiator and sliding patio doors with full height windows to either side leading to the sunroom and allowing for an abundance of light into the room.

Sunroom/Conservatory

4.5m x 3.8m (14' 9" x 12' 6") (approx measurements) Of dwarf wall construction and glazed to three sides with radiator, laminate flooring, opening windows in the roof and patio doors leading out to the rear garden.

Inner Hallway

With two excellent storage cupboards, one with shelving and radiator, with the second housing the central heating boiler, loft access and doors to bedrooms and bathroom.

Bathroom

2.1m x 1.8m (6' 11" x 5' 11") Fitted with three piece suite comprising bath with mains shower over and fitted shower screen, wash hand basin and WC. Part panelled walls, vertical heated chrome towel rail, laminate flooring and obscured rear aspect window.

Bedroom 1

3.3m x 3.9m (10' 10" x 12' 10") Front aspect double bedroom with radiator and large picture window overlooking the garden.

Bedroom 2

3.6m x 3.3m (11' 10" x 10' 10") Rear aspect double bedroom with radiator and enjoying views over the garden.

Bedroom 3

2.7m x 2.7m (8' 10" x 8' 10") Front aspect, large single bedroom, currently used as an office. With fitted units and radiator.

EXTERNALLY

Gardens and Parking

To the front there is off-road parking on the driveway and a lawned garden with low maintenance flower beds. To the rear, the private, enclosed garden is mainly laid to lawn with large paved patio areas and established flower beds with an array of shrubs, trees and flowers. The property also benefits from a substantial garden shed included within the sale.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.

The EPC rating is D.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith town centre head south, and just after John Norris' Field Sports Shop turn left into Roper Street and continue on to Carleton Road. At the brow of the hill after the left turn for Oak Road, take the next left into Frenchfield Way and continue along this road. The road will take you around to the right and then approach a junction point. Take a left and the property is a short distance along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area⁽¹⁾

1325.68 ft²
123.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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