

Cumbrian Properties

Aysgarth, Eamont Bridge



Price Region £180,000

EPC-

Terraced property | Abundance of character
1 reception | 3 bedrooms | Shower room
Rear garden | Driveway

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2/ AYSGARTH, EAMONT BRIDGE, PENRITH

Aysgarth is a charming characterful three bedroom property steeped in local history. This beautiful maintained home blends traditional features with modern comfort boasting a newly fitted shower room and a warm inviting atmosphere throughout. At its heart is a stunning multi fuel stove perfect for cosy evenings and adding a touch of rustic elegance. Aysgarth has the added benefit of a rear parking area for one vehicle.

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

Entry via a glazed composite flood door into dining lounge.

DINING LOUNGE (20' max x 14' max) Two double glazed bay windows to the front, two radiators, multi fuel stove with exposed brick surround, tiled flooring, exposed beams and built in storage cupboards. An archway leads through to the hallway.



DINING LOUNGE

HALLWAY Staircase to the first floor, access to utility and opening into the kitchen.

KITCHEN (10' x 9') Fitted kitchen incorporating a four burner gas hob with electric oven below, a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, plumbing for washing machine and space for a free standing fridge/freezer. Double glazed window to the rear, tiled flooring, LED spotlights and composite door to the rear garden.



KITCHEN



UTILITY

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UTILITY (9' x 9') Fitted worksurface, plumbing for washing machine, radiator, tiled flooring and double glazed window to the rear.

3/ AYSGARTH, EAMONT BRIDGE, PENRITH

FIRST FLOOR Half landing with double glazed windows to the rear. Landing with doors to bedrooms and shower room.



FIRST FLOOR LANDING

BEDROOM 1 (14' x 13') Double glazed window to the front, radiator and built in wardrobes.



BEDROOM 1

BEDROOM 2 (16' including bay window x 13') Double glazed bay window to the front, radiator and built in wardrobes.

BEDROOM 3 / OFFICE (10' x 9') Double glazed Velux window and radiator.



BEDROOM 2



BEDROOM 3 / OFFICE

4/ AYSGARTH, EAMONT BRIDGE, PENRITH

SHOWER ROOM Three piece white suite comprising of WC, vanity unit wash hand basin and walk-in shower with glazed sliding doors. Vinyl splashbacks, double glazed window to the rear, radiator, vinyl flooring, sloping ceiling with beams.



SHOWER ROOM

OUTSIDE To the rear of the property is a custom built gazebo which is currently utilised for storage, partly paved and houses a range of mature plants and shrubs, flower beds and outhouses. Wooden gate to the rear giving access to a parking area for one vehicle.



GAZEBO AND REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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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