ARNISON HEELIS
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STATION GARDENS, SOUTHWAITE CA4 0JR

GUIDE PRICE £309,000

Situated in this popular area, mid-way between Penrith and Carlisle, a most interesting opportunity to acquire a well presented, FOUR bedroomed, detached family home along with detached DOUBLE GARAGE. Set in a generous plot and centrally heated and double glazed.

- Detached Property
- Double Garage And Generous Drive
- Four Bedrooms (Master -En-Suite)
- Generous Size Plot

The Property Ombudsman

Directions
From Penrith follow the A6 north. Pass High Hesket and take the left turn signposted Southwaite.The property is situated just before the railway bridge on the right hand side.

Hall
Radiator, stairs to first floor and doors off.

Office
w: 623' 4" x l: 8' 6"
1.90m x 2.60m Double glazed window to the front elevation and radiator.

Lounge/Dining Room
w: 11' x l: 20' 10"
3.35m x 6.35m Windows to the front and side, patio doors to the rear. Feature fireplace with electric fire. Radiator.

Kitchen
w: 8' 8" x l: 14' 11"
2.65m x 4.55m Fitted with wall and base units and complementary laminate work surfaces. Sink set below double glazed window to the rear elevation. Ceramic hob with chimney style extractor over and electric oven. Integrated dish washer. Plumbing for washing machine and space for dryer. Oil fired boiler and double glazed window to the side elevation. Half glazed door to the rear garden.

FIRST FLOOR

Bedroom 1
w: 9' 6" x l: 11'
2.90m x3.35m (master suite) Double glazed window to the front elevation. Radiator.

En-suite
Fitted with a w/c, wash hand basin and shower cubicle. Obscured window. Extractor.

Bedroom 2
w: 9' 4" x l: 11' 8"
2.85m x 3.55m (double room) Double glazed window to the front elevation. Radiator.

Bedroom 3
w: 6' 1" x l: 9'
1.85m x 2.75m (single) Double glazed window to the rear elevation. Radiator.

Bedroom 4
w: 6' 7" x l: 10' 2"
2.00m x 3.10m (single) Double glazed window to the rear elevation. Radiator.

Garage
w: 15' 9" x l: 16' 5"
4.80m x 5.00m With inspection pit, power and light. Up and over door to the front and pedestrian access to the side.

Rear Garden
This is mainly laid to lawn steps lead to an ornate sandstone raised seating area and barbeque.

Front Garden
A gravel driveway allows plenty of parking for several vehicles. **The immediate adjacent detached building neighbouring the front garden is owned by B.T and not a residential dwelling.**

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Tenure
We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services
Mains electric, water and drainage are connected but have not been tested. Oil powered central heating.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

A comprehensive Material Information summary is available upon request.











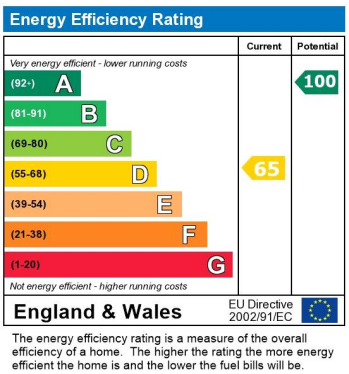


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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.