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ESTATE AGENTS

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CASTLE DRIVE, PENRITH

GUIDE PRICE £149,950

This 3 bedroom semi detached property is situated in a popular residential area a short walk from the town center and comprises, hallway, kitchen, sitting room on the 1st floor are 3 bedrooms & a bathroom. Off road parking and front and rear gardens. Some upgrading would be beneficial.

- Handy For The Town Centre
- Upgrading Required
- Three Bedrooms
- EPC Rating D

The Property Ombudsman

Hallway
Under stair storage cupboard and coat cupboard, radiator and stairs off.

Living Room
w: 11' 6" x l: 17' 3"
3.51m x 5.25m Double glazed window to the front and the rear, radiator and double cupboard.

Kitchen
w: 10' 10" x l: 12' 3"
3.31m x 3.73m Fitted with wall and bae units and complementary laminate work surfaces, electric cooker and plumbing for washing machine. Stainless steel sink and drainer set below double glazed window to the rear and double glazed window to the side elevation. Radiator and half glazed door to the rear garden.

Stairs to the First Floor

Landing
Loft access hatch and double glazed window on half landing.

Bathroom/WC
w: 7' 2" x l: 8' 8"
2.19m x 2.63m (measurements include the cupboard) Large over stair storage cupboard. Fitted with a white three piece suite comprising bath, w/c and wash hand basin. Obscured double glazed window to the side elevation.

Bedroom 1
w: 6' 8" x l: 11' 11"
2.02m x 3.63m Double glazed window to the rear elevation and radiator.

Bedroom 2
w: 10' 2" x l: 11' 9"
3.11m x 3.58m Double glazed window to the rear elevation and radiator.

Bedroom 3
w: 6' 6" x l: 13' 4"
1.97m x 4.06m Double glazed window to the front elevation and radiator.

Front Garden
There is a paved area for off road parking and steps down to the front door. The garden area has been gravelled for ease of maintenance.

Rear Garden
A patio area and steps down to the lower garden. Timber and stone shed. A pathway leads around to the front.

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

Services
Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

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.

Local Amenities
Penrith is a popular market town with a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 6 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreational opportunities. Carlisle 18 miles and easy access to the M6 and rail links.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

A comprehensive Material Information summary is available upon request.











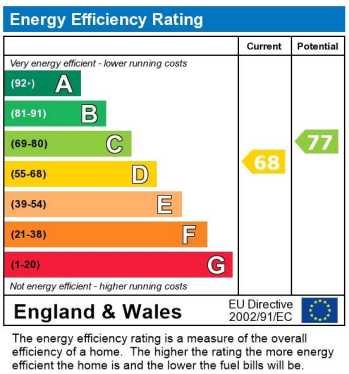


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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our 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.