ARNISON HEELIS
ESTATE AGENTS

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PARK CLOSE, PENRITH CA11 8ND

GUIDE PRICE £375,000

This attractive detached house is situated in a sought after area close to the town center and provides generous 3 bedroom accommodation which would appeal to a variety of buyers. It benefits from front & rear gardens a double garage and driveway parking. No onward chain.

- No Onward Chain
- Detached Property
- Quiet Location
- Garage And Parking
- EPC Rating D

The Property Ombudsman

Entrance Porch
With radiator and doors off.

Cloakroom/WC
with corner sink and WC, window to side, tiled walls and heated towel rail.

Sun Porch
w: 8' 6" x l: 10'
2.60m x 3.05m With radiator.

Living Room
w: 17' 11" x l: 18' 11"
5.47m x 5.76m Radiator x 2 , stairs off with understairs cupboard, fire in surround. French doors to the sun porch.

Dining Area
w: 13' 3" x l: 13' 7"
4.05m x 4.14m Patio doors to the garden, radiator and door to kitchen.

Kitchen
w: 7' 10" x l: 12' 8"
2.39m x 3.85m fitted with a range of white gloss wall and base units with complementary worktops and breakfast bar. Space for a fridge freezer, 1.5 stainless steel sink and drainer below the window, integrated electric oven and hob with extractor over, Glazed door to

Utility
w: 8' 9" x l: 10' 10"
2.67m x 3.29m White gloss wall and base units, breakfast bar, plumbing and space for washing machine, space for dryer, wall mounted gas boiler, stainless steel sink and drainer set below the window, heated towel rail, door to garage and door to garden.

FIRST FLOOR

Landing
With airing cupboard housing the water cylinder with shelving and window to the side.

Bathroom/WC
w: 7' x l: 7' 3"
2.14m x 2.20m Fitted with a panelled bath, tiled walls, WC, hand basin, heated towel rail and obscured window.

Master Bedroom
w: 13' 11" x l: 15' 11"
4.25m x 4.86m Having fitted wardrobes, radiator below the window.

En-suite
Fitted with a hand basin, WC, thermostatic shower with tray and curtain, obscured window and heated towel rail.

Bedroom 2
w: 11' 1" x l: 14' 7"
3.39m x 4.45m With window to the front with radiator below, fitted wardrobes.

Bedroom 3
w: 9' 11" x l: 10' 2"
3.01m x 3.11m Window to the front with radiator below, shelving to one wall.

Garage
w: 16' 5" x l: 19' 7"
5.00m x 5.97m With electric roller door, pedestrian access to the house, window.

Outside
Rear garden with lawn, patio and flower borders, 2 sheds and pedestrian access to two sides.

Plentiful driveway parking to the front with a lawned garden.

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

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

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.

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

A comprehensive Material Information summary is available upon request.











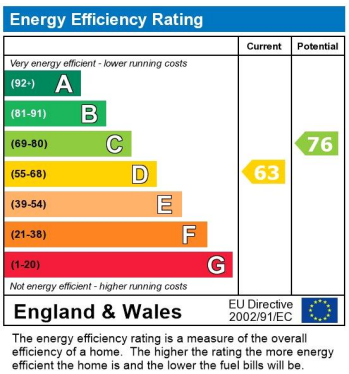


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.