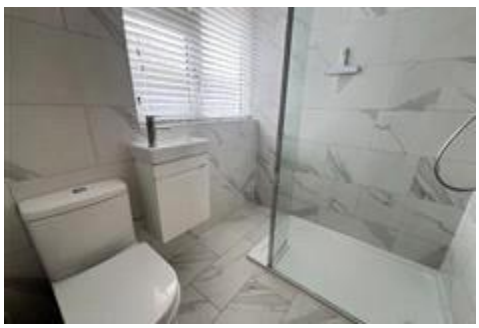
ARNISON HEELIS
ESTATE AGENTS

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NETHEREND ROAD, PENRITH CA11 8PF

GUIDE PRICE £260,000

Situated just a stone throw from the town this calmly presented bungalow has been refurbished by the current owner and offers uncomplicated accommodation. Comprising lounge, 2 double bedrooms, shower room/WC and kitchen. Driveway parking, garage along with manageable front and rear gardens.

- Two Bedroom Bungalow
- Well Presented
- Handy for Town
- EPC Rating C
- Council Tax C
- Viewing Recommended

The Property Ombudsman

Hall
With double glazed front door, radiator and oak resin laminate flooring. Loft access hatch and doors to:

Lounge
w: 11' 3" x l: 16' 8"
3.43m x 5.07m With chimney breast, radiator and double glazed window to the front with views over the town towards the Beacon.

Kitchen
w: 8' 2" x l: 10' 8"
2.50m x 3.24m (Measurements include the units) Fitted with a range of grey gloss fronted units incorporating a composite sink and drainer set beneath a double glazed window overlooking the rear garden. Integrated electric hob with stainless steel splashback, integrated electric oven and microwave, integrated fridge/freezer. and integrated washing machine. Breakfast bar with radiator beneath. Gas combi boiler concealed in unit. Oak resin laminate flooring, double glazed door to the side leading to the side passageway providing access to the front, garage and rear garden.

Shower Room/WC
w: 5' 7" x l: 6' 5"
1.69m x 1.95m Having tiled floor and walls with a twin head thermostatic shower and glazed screen. Vanity unit incorporating a sink with mixer tap. WC. Chrome heated towel radiator and double glazed window.

Bedroom
w: 9' 7" x l: 13' 9"
2.91m x 4.19m A double bedroom with radiator and double glazed window to the front.

Bedroom
w: 9' 7" x l: 12' 2"
2.91m x 3.71m Another double bedroom with radiator and double glazed window to the rear.

EXTERIOR

Garage
w: 8' 8" x l: 20' 10"
2.64m x 6.35m Approached via the driveway with up and over door, power and light. Door into the passage.

Passage
Having an entrance door at the front and doors to the kitchen, garage and rear garden.

Front Garden
Laid to lawn.

Rear Garden
A fenced and walled garden with patio, lawn and gravel areas. Water tap.

Services
Mains water, electricity, gas and mains drainage. 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.

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.

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

A comprehensive Material Information summary is available upon request.













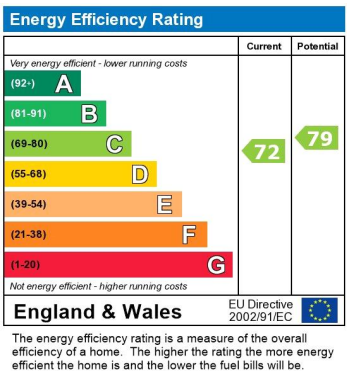
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Arnison Heelis Estate Agents

FLOOR 1



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.