



EASEDALE, LITTLE SALKELD, CA10 1NN

GUIDE PRICE £350,000

In the picture postcard village of Little Salkeld, this semi-detached property has been extended by the current owners to provide SUPERB 4 bedroom accommodation, 2 modern bathrooms, a large kitchen with dining area, utility & cloakroom & a sitting room leading to a conservatory. AMPLE PARKING.

- Fabulous Master En-Suite
- Viewing Recommended
- Council Tax C
- EPC Rating C

Local Area

Little Salkeld nestling within Cumbria's picturesque Eden Valley approximately six miles from Penrith and under two miles from the neighbouring village of Langwathby. Langwathby village includes a railway station, primary school, church, public house, garage, village hall, shop and post office..As the gateway to the Northern Lake District the popular market town of Penrith provides a wide range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs. The nearby acclaimed Rheged Centre at Stainton provides a mixture of art, food, shopping and entertainment facilities including a cinema.

Hallway

With stairs leading off, cupboard housing the oil boiler and useful understairs area.

Dining Area

Having 2 windows to the front, radiator and opening into:-

Kitchen

Fitted with a range of ash fronted wall and base units with complementary worktops and splash backs, composite 1.5 sink and drainer, integrated dishwasher, American style fridge freezer, Rangemaster electric range cooker with extractor hood over.

Rear Hall

With underfloor heating, back door and access to cloakroom and utility/boot room with a sink, plumbing for a washing machine and space for a tumble dryer.

Sitting Room

With underfloor heating, electric fire in surround with granite inserts and hearth, bifold doors.

Conservatory

With underfloor heating, patio doors to the garden.

FIRST FLOOR

Landing with loft access, shelved airing cupboard housing the water cylinder.

Master Bedroom

With windows to the rear elevation, radiators below.

En-suite

With fully tiled walls and floor, heated towel rail, panelled bath, WC and sink, thermostatic shower in enclosure with glass screen. Obscured window and extractor.

Bedroom

2 windows to the front aspect with radiators below.

Bedroom

Window to the side aspect, radiator below.

Bedroom

Window to front aspect with radiator below.

Bathroom/Shower Room/WC

Thermostatic shower in tiled enclosure with glass screen, WC, hand basin with storage, heated towel rail.

Outside

Large paved driveway to the front of the property. The rear garden is mainly laid to lawn with patio areas and a pond.

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

Services

Mains water, electricity and drainage and telephone subject to BT regulations. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Tenure

We understand that the tenure of the property is freehold but Title Deeds have not been examined.

Viewings

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

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.

A comprehensive Material Information summary is available upon request.



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Arnison Fleethis Estate Agents



GROSS INTERNAL AREA
TOTAL: 177 m²
FLOOR 1: 97 m², FLOOR 2: 80 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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.