



FRIARS CLOSE, PENRITH CA11 8DA

GUIDE PRICE £175,000

A superb two bedroomed, end terrace property, which is ideal for a variety of buyers, especially investors or those looking for their first home. Located within a quiet cul-de-sac with nicely proportioned rooms throughout, the property is chain free and benefits from views of the Lakeland Fells.

- Convenient For Town Centre
- Front & Rear Gardens
- Wood Burning Stove
- South Facing Rear Garden

Entrance Porch

uPVC front door and window, carpet flooring. Wooden door to hallway.

Hallway

Cloaks area, stairs to first floor, carpet flooring, part glazed wooden door to lounge.

Lounge

w: 12' 8" x l: 12' 2"

(3.87m x 3.72m - Maximum measurements) Recently installed picture window to front, wood burning stove in fireplace with stone hearth. New carpet flooring, part panelled walls, radiator. Part glazed door to Kitchen.

Kitchen/Diner

w: 15' 6" x l: 8' 1"

(4.73m x 2.46m - Maximum measurements) Spacious kitchen and dining area fitted with a range of wooden wall and base units with complementary work surfaces, incorporating a sink and drainer unit set beneath a recently installed double-glazed window. Tiled splashbacks, electric oven, gas hob with extractor hood over, and space for an undercounter fridge/freezer. Wall-mounted gas central heating boiler.

The dining area provides space for a table, as well as understairs storage, radiator and a part glazed door leading to the rear porch. Laminate flooring throughout.

Rear Porch

Space and plumbing for a washing machine and tumble dryer, laminate flooring, two windows, part glazed uPVC door to garden.

FIRST FLOOR**Landing**

Access to loft with light. Doors to:

Bedroom 1

w: 12' 2" x l: 12' 6"

(3.80m x 3.70m - Maximum measurements) A very generous master bedroom, with a recently installed double-glazed window to front, two built-in wardrobes, radiator.

Bedroom 2

w: 8' 8" x l: 8' 8"

(2.64m x 2.63m - Maximum measurements) Double bedroom with a recently installed double-glazed to rear overlooking the garden and with far reaching views towards the Lakeland Fells. Radiator.

Bathroom/WC

Bath with an electric shower over. Wash hand basin and wc. Wall mounted extractor fan, chrome ladder style heated towel rail and obscured double glazed window to the rear.

EXTERIOR

To the front of the property there is a lawn with shrub borders, flagged steps down to the property and path leading round to the rear. The fully enclosed rear garden has a good sized patio, with steps leading to lawn, sheds, decking area and beds.

* The neighbouring property has access over the patio area, side path to the front of the property*

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.

Location

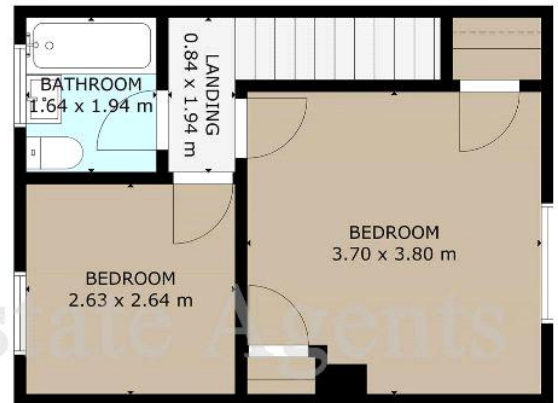
Friars Close is conveniently situated, accessed from either end via Friars Road which, in turn, lies between Brentfield Way and Folly Lane within just a few minutes' walk of the town centre. For those wishing to commute the A6 and M6 (junctions 40 and 41) are easily accessible and there is a main line railway station in the town.

Penrith is a popular market town with a population of around 15,000 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 2 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 recreation opportunities.

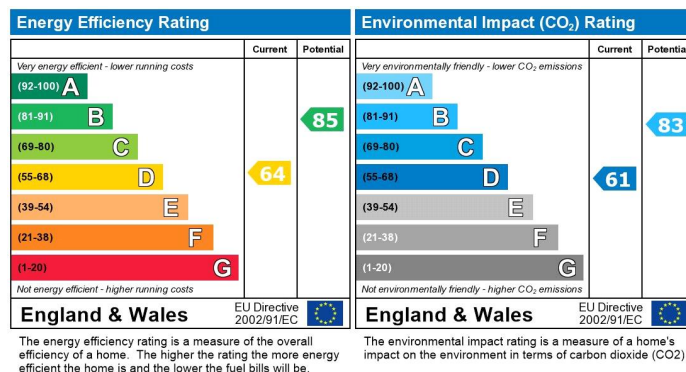
A comprehensive Material Information summary is available upon request.



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GROSS INTERNAL AREA
TOTAL: 62 m²
FLOOR 1: 31 m², FLOOR 2: 31 m²
EXCLUDED AREAS: PORCH: 3 m², REAR PORCH: 2 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. PICTURE MAY VARY.



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.