



HACKTHORPE GARDENS, HACKTHORPE, CA10 2HW

GUIDE PRICE £260,000

Located in a quiet cul-de-sac in the desirable village of Hackthorpe near Penrith is this well presented 3 bedroom, 2 bathroom semi-detached house. Driveway parking to the side and an attractive private garden to the rear, the property has oil fired central heating and is fully double glazed.

- Semi-Detached
- Driveway Parking
- Deceptively Spacious
- EPC Rating C

Directions

From Penrith town centre take the A6 to Kemplay Bank roundabout then take the third exit signposted to Eamont Bridge. Continue along the A6 through Eamont Bridge and Clifton until you reach Hackthorpe. Turn right immediately after the Lowther Castle public house and then left. Number 2 is located straight ahead.

Entrance Porch

w: 4' 6" x l: 7' 4"

1.38m x 2.24m Front door opens into the porch with window.

Kitchen

w: 7' 9" x l: 9' 9"

2.35m x 2.97m (measurement's exclude dining area) Fitted with a range of oak fronted wall and base units with composite 1.5 sink and drainer below the window, radiator. Integrated electric double oven and grill with extractor over, fridge freezer, dishwasher and space and plumbing for a washing machine. Tiled floor, oil boiler. Dining area) 1.42m x 2.97m Space for table.

Hall

w: 3' 5" x l: 12' 4"

1.03m x 3.77m With radiator, stairs off and external door to side.

Living Room

w: 14' 9" x l: 17' 3"

4.50m x 5.25m Window to the front, electric fire in surround, patio door to garden radiator, understairs cupboard.

Cloakroom/WC

w: 3' 1" x l: 6' 11"

0.95m x 2.12m Obscured window to the rear, radiator, WC and hand basin.

FIRST FLOOR

Landing with storage cupboard and loft access.

Master Bedroom

w: 10' 7" x l: 10' 11"

3.22m x 3.32m Window to the front with radiator below and door to:-

En-suite

w: 5' 7" x l: 7' 1"

1.71m x 2.15m With mains fed shower in enclosure, WC, hand basin, extractor, radiator and obscured glass window.

Bedroom 2

w: 9' 7" x l: 13'

2.91m x 3.95m Double bedroom with window to the front with radiator below.

Bedroom 3

w: 6' 11" x l: 7' 2"

2.12m x 2.19m Window to the side, radiator and fitted wardrobes.

Bathroom

w: 5' 7" x l: 7' 4"

1.71m x 2.24m Panelled bath, WC and hand basin, radiator, extractor and obscured window.

Outside

There is driveway parking to the side of the property. Pretty enclosed garden to the rear with water feature, lawn and well planted borders. Large timber shed and gated access to the driveway.

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.

Tenure

We are informed the tenure is Freehold.

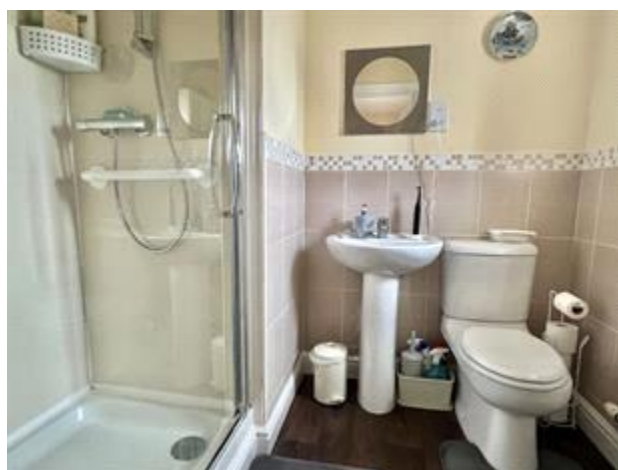
Services

Mains water, electricity and drainage, Oil Central Heating

Location

Hackthorpe lies on the old A6 route between Penrith and Shap, within walking distance to the border of the Lake District National Park. This is a popular village with nursery/primary school and public house, with the wonderful ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham, just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of Lake Ullswater is only 5 miles away. The M6 is easily accessed at Junction 40 on the outskirts of Penrith.

A comprehensive Material Information summary is available upon request.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>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.</small>		

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.