ARNISON HEELIS
ESTATE AGENTS

45 King Street
Penrith, Cumbria CA11 7AY
sales@arnisonheelis.co.uk
www.arnisonheelis.co.uk
01768 890750









ARTHUR STREET, PENRITH

GUIDE PRICE £215,000

This LOVELY mid terrace house is situated in the NEW STREETS CONSERVATION AREA and comprises hallway, 2 reception rooms & kitchen. On the first floor are 2 bedrooms and a shower room/wc. Externally there is a small garden. The dwelling benefits double glazing and gas fired central heating.

- Two Bedroomed Terrace
- Conservation Area
- Desirable Location
- EPC Rating D
- Council Tax Band B

The Property Ombudsman

Hall
With radiator, laminate flooring and under stairs storage cupboard.

Living Room
w: 10' 1" x l: 10' 10"
3.07m x 3.30m Original picture rail, double glazing to the front elevation with original shutters and radiator.

Lounge
w: 11' 3" x l: 12' 10"
3.43m x 3.91m Double glazed window to the rear elevation with original shutters. Recessed wood burner set on sandstone hearth and radiator.

Kitchen/Diner
w: 8' 2" x l: 14' 4"
2.49m x 4.37m Fitted with shaker style base and wall units with stone worksurfaces. Integrated fridge/freezer. Induction hob with extractor over and electric oven. Plumbing for washing machine. Double Belfast sink set below double glazed window to the rear and window to the side. Engineered oak flooring.

FIRST FLOOR

Master Bedroom
w: 10' 2" x l: 11' 1"
3.11m x 3.38m Double glazed window to the front elevation, radiator and storage cupboard.

Bedroom
w: 7' 9" x l: 10' 4"
2.35m x 3.16m Double glazed window to the rear elevation, radiator

Bathroom/WC
w: 4' 10" x l: 7'
1.48m x 2.13m Fitted with a white suite comprising large shower enclosure with thermostatic shower over and sliding door. Wash hand basin and W/c set in vanity with cupboards. Laminate board splash backs. Heated towel rail.

Outside
There is right of access through a covered area to take bins etc. Raised sandstone patio. small grassed area with mature shrub borders and timber shed. The neighbouring property also has a right of access for bins etc.

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

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

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 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 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.











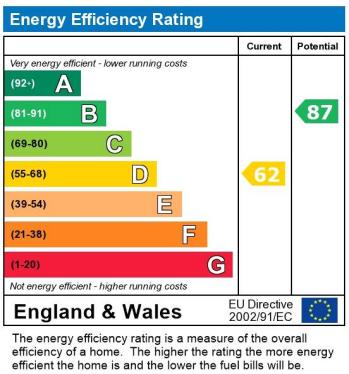


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.