



3 Bank Cottages Orton Road, Tebay  
£140,000 Freehold



## 3 Bank Cottages Orton Road

Tebay

A well proportioned terraced cottage located in the beautiful village of Tebay. Close to many amenities in the local area with other neighbouring villages to visit, easy access to the many different hill walks surrounding the village. With great access to the M6 motorway from junction 38 taking you to Kendal or north to Penrith and other Lake District National Park locations.

The accommodation comprises a sitting room with a multi fuel stove and kitchen to the ground floor. The first floor offers two bedrooms and a bathroom.

Outside there are two stores located to the side of the property one being just for coal. driveway parking to the front of the property.

## GROUND FLOOR

### SITTING ROOM

12' 7" x 11' 11" (3.84m x 3.62m)

Both max. Single glazed door, double glazed window, storage heater, traditional coal fireplace, timber frames.

### KITCHEN

12' 9" x 8' 4" (3.88m x 2.55m)

Both max. Double glazed window, good range of base and wall units, stainless steel sink, space for oven, extractor/filter over, space for fridge freezer, plumbing for washer dryer, tiled splashback, built in cupboards.

### PORCH

7' 3" x 3' 5" (2.22m x 1.05m)

Both max. Double glazed door, double glazed windows, tiled flooring.

## FIRST FLOOR

### BEDROOM

11' 7" x 10' 4" (3.54m x 3.15m)

Both max. Double glazed window, radiator.

### BEDROOM

10' 4" x 8' 8" (3.16m x 2.63m)

Both max. Double glazed window, radiator.

### BATHROOM

10' 2" x 5' 7" (3.11m x 1.69m)

Both max. Double glazed window, three piece suite comprising W.C. wash hand basin, fully panelled shower cubicle with electric shower, built in cupboard housing hot water cylinder.

### LANDING

4' 2" x 3' 1" (1.28m x 0.94m)

Both max. Storage heater.

### COAL STORE

4' 4" x 4' 0" (1.31m x 1.22m)

Both max. Timber door, coal storage.

### STORE

5' 4" x 5' 0" (1.62m x 1.53m)

Both max. Single glazed window, light and power.





**OFF ROAD**

Driveway parking for one vehicle.

**EPC RATING E**

**SERVICES**

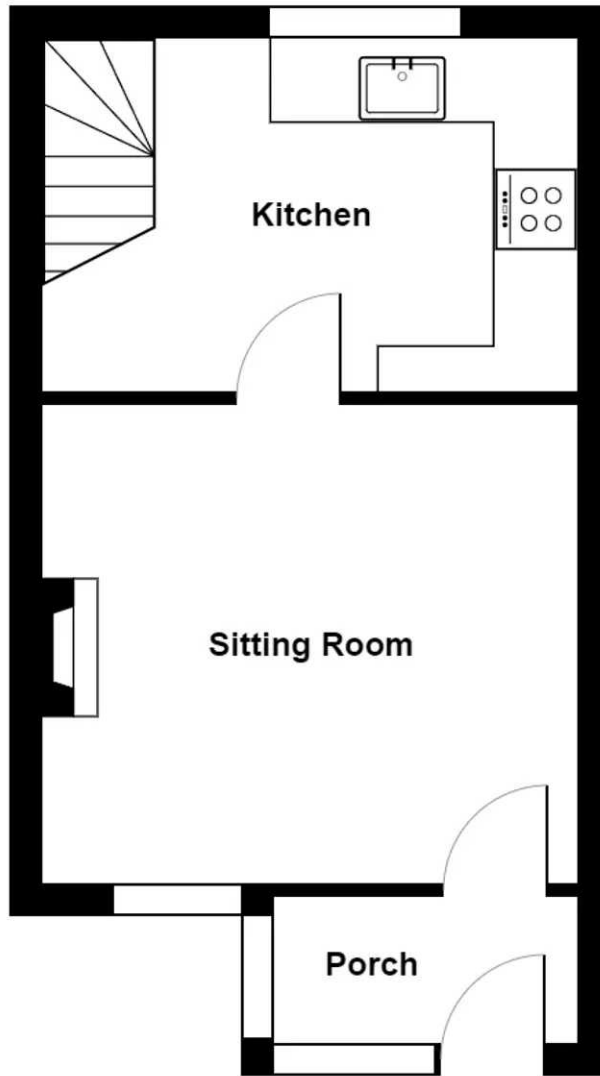
Mains electric, mains water, mains drainage.

**TENURE: FREEHOLD**

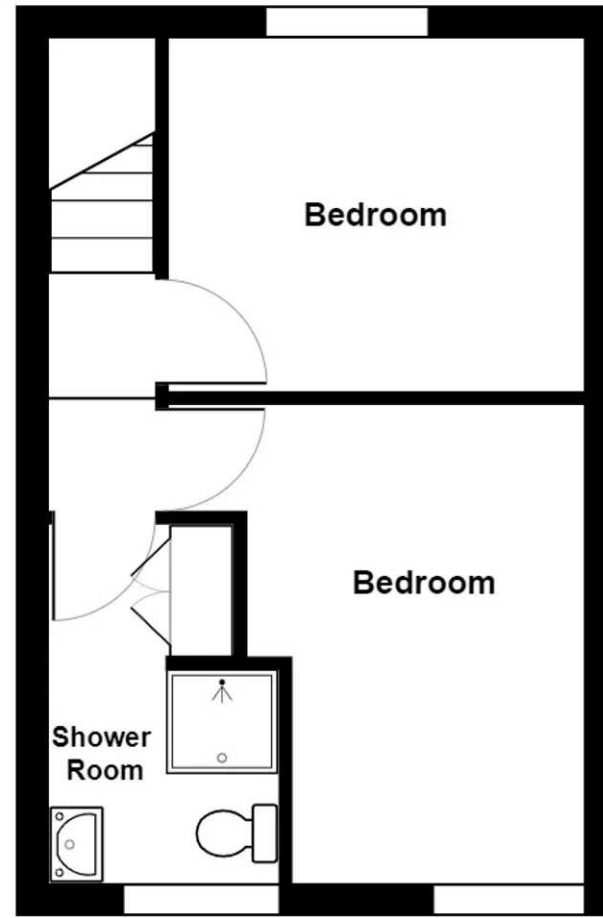
**DIRECTIONS**

Come off at junction 38 on M6, take the third exit at the roundabout onto Orton Road followed by the first left. Follow the road round where 3 Bank Cottage is located on the right. WHAT3WORDS:threaded.gambles.script





**Ground Floor**



**First Floor**

3 Bank Cottage, Orton Road, Tebay

Total Area: 50.1 m<sup>2</sup> ... 539 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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