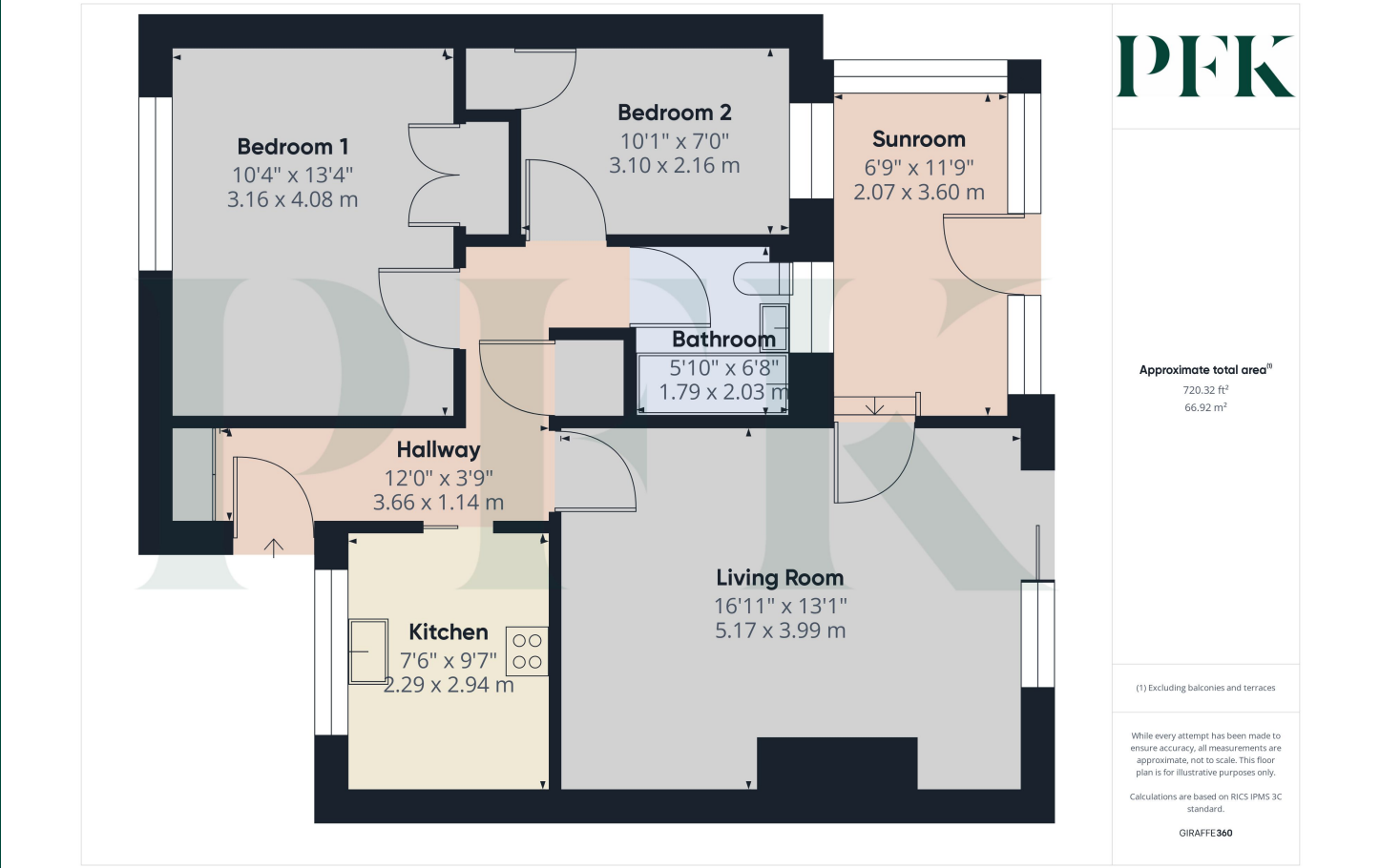


PFK

Guide Price: £190,000



29 Frenchfield Gardens, Penrith, Cumbria, CA11 8TX

- Mid terraced bungalow
- Scope & potential
- Tenure: freehold
- 2 bedrooms
- Close to amenities
- Council Tax: Band C
- Front & rear gardens
- No onward chain
- EPC rating D

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LOCATION

The property occupies a cul-de-sac location of residential properties, broadly dating from the 1970s, close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute, the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

An excellent 2 bedroom bungalow that is now ready for its next chapter, the property is well appointed and located within the desirable area of Frenchfield Gardens, close to amenities and transport links.

Enjoying accommodation that offers an attractive layout, the property briefly comprises an L shaped entrance hall, with two storage cupboards, front aspect kitchen, a generous rear aspect living room, complete with sliding doors to the garden and door to the sun room. Additionally, there is a bathroom and two bedrooms, both of which benefit from integral wardrobes, with the principal double room lying to the front of the property, and the second bedroom to the rear.

Externally there is an attractive front garden which is a delightful combination of lawn, flagged patio with flower borders and garden shed. There is driveway parking, with scope for more to be created should that be needed and a beautiful rear garden, deceptive in size and providing a tranquil space to enjoy the outdoors, with lawn, flower bed, flagged patio and gate leading to the attractive communal green area to the rear.

Although the property could now benefit from a degree of modernisation, it is evident it has been well maintained throughout and would lend itself to a range of buyers.

ACCOMMODATION

Entrance Hall

Accessed via glazed, aluminium front door. With decorative coving and wall mounted lighting, useful shelved cupboard, also housing the utility meters and fuseboard, additional storage cupboard, radiator and doors giving access to all rooms.

Kitchen

2.29m x 2.94m (7' 6" x 9' 8") Fitted with a range of wall, base and full height units, with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Freestanding washing machine and cooker with electric hob, space for full height fridge freezer, decorative coving, fully tiled walls and front aspect window overlooking the garden.

Living Room

5.17m x 3.99m (17' 0" x 13' 1") An excellent sized rear aspect reception room with aluminium framed sliding patio doors out to the attractive rear garden and glazed door leading into the sunroom. Decorative coving, feature, stone fronted chimney breast housing a gas fire on a stone hearth, and two radiators.

Sunroom

2.07m x 3.60m (6' 9" x 11' 10") A step leads down into the sunroom, with glazing to two sides and perspex roof, laminate flooring and UPVC door leading out to the rear garden.

Bedroom 1

3.16m x 4.08m (10' 4" x 13' 5") A front aspect double bedroom enjoying views over the garden. With decorative coving, radiator and built in wardrobe with hanging and shelving.

Bedroom 2

3.10m x 2.16m (10' 2" x 7' 1") A rear aspect, large single bedroom with window looking into the sunroom and the rear garden beyond. With decorative coving, radiator and built in wardrobe with hanging and shelving.

Bathroom

1.79m x 2.03m (5' 10" x 6' 8") Fitted with a white three piece suite comprising WC, wash hand basin and bath with mains shower over. Wall mounted storage cabinet, wood panelling to the ceiling and one wall with tiling to the remaining three walls, radiator and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front, there is offroad parking on the driveway and an attractive garden, mainly laid to lawn with flagged patio, gravelled and floral borders and useful garden shed. To the rear, there is a south westerly facing enclosed garden, mainly laid to lawn with patio area and gate to the rear leading out to a communal grassed area.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking -motivates.rails.crackles

From Penrith town centre head south, and just after John Norris' Field Sports Shop turn left into Roper Street and continue on to Carleton Road. At the brow of the hill and after the left turn for Oak Road, take the next left into Frenchfield Way. Follow the road round, which leads into Frenchfield Gardens. A board has been erected for identification purposes.

