



30 West Lane, Shap, CA10 3LT

Guide Price **£170,000**

PFK

30 West Lane

The Property:

A Well-Loved 3 bedroomed Family Home with Great Potential

This well maintained three bedroom terraced home, cherished by the same family since it was first built in the 1950s, is now ready to welcome new owners to make it their own. Situated in a convenient location close to local amenities, facilities, and transport links, it offers both character and potential.

Upon entering, a welcoming hallway leads to both the spacious living/dining room and the kitchen. The dual aspect living/dining room is generous in size, with an open fire set in a tiled surround creating a charming focal point. The kitchen, fitted with wall and base units, an integrated oven, hob, extractor fan, and stainless steel sink, also benefits from a useful pantry and rear door opening to the garden.

Upstairs, the landing gives access to three bedrooms, a family bathroom, loft, and a handy overstairs storage cupboard. Two bedrooms enjoy a rear aspect, while the third, overlooking the front, accommodates the wall mounted boiler. The bathroom is fitted with a three piece suite comprising WC, basin, and bath.



30 West Lane

The property continued...

Externally, the property boasts a low maintenance front garden with hedgerow and wall boundary, while a side alley provides access to the rear. The generous rear garden is largely laid to lawn and includes a brick built outbuilding with former coalhouse, outhouse, and external WC. Offering excellent scope, the garden could also be adapted to provide offstreet parking, as neighbouring properties have done.

This property presents a fantastic opportunity for buyers seeking a home to update and personalise, while enjoying its solid foundation and sought after location.





30 West Lane

Location:

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

- Well maintained 3 bed terraced property
- Attractive and expansive gardens
- Useful coalhouse, outhouse and outhouse WC
- Same family home since built in the 1950's
- Potential for parking to the rear
- Excellent transport links and amenities nearby
- Tenure - Freehold
- EPC rating D
- Council Tax Band - A



ACCOMMODATION

Entrance Hall

6' 3" x 7' 7" (1.91m x 2.30m)

Living Room / Dining

10' 0" x 20' 8" (3.05m x 6.29m)

Kitchen

7' 9" x 8' 11" (2.36m x 2.73m)

Pantry

3' 6" x 2' 10" (1.06m x 0.86m)

FIRST FLOOR

Landing

4' 11" x 5' 9" (1.49m x 1.75m)

Bathroom

Bedroom 1

9' 11" x 12' 5" (3.01m x 3.79m)

Bedroom 2

9' 10" x 7' 9" (2.99m x 2.36m)

Bedroom 3

7' 9" x 8' 11" (2.37m x 2.71m)

EXTERNALLY

Coalhouse

6' 8" x 4' 8" (2.04m x 1.41m)

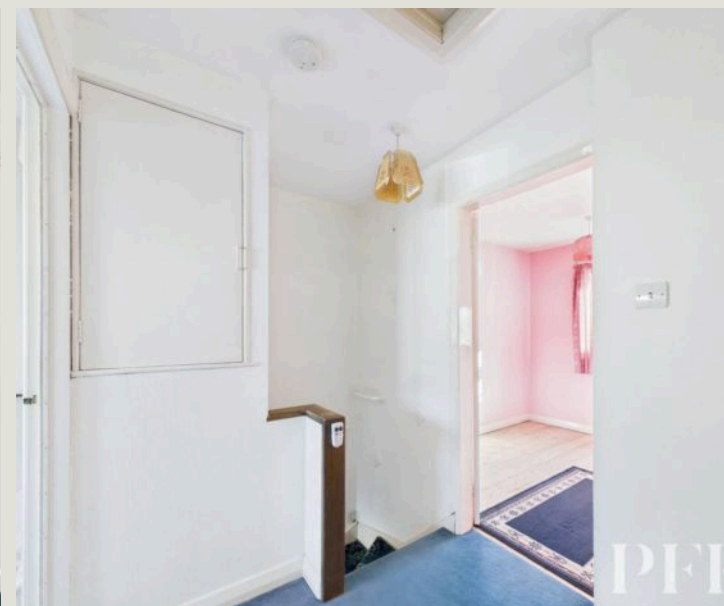
Outhouse WC

4' 0" x 2' 9" (1.23m x 0.84m)

Small Outhouse

Front Garden and Rear Garden

Parking - On street



ADDITIONAL INFORMATION

Services

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

Directions

What3Words - [///subsystem.spouting.expel](https://www.what3words.com/#!/subsystem.spouting.expel) Travel from Penrith via the A6 to Shap. Upon arrival in Shap follow the road into the village, turn right after passing the Fish and Chip Shop, just before the fire station. Turn right between the two terraces and Number 30 is along this road on the right hand side.

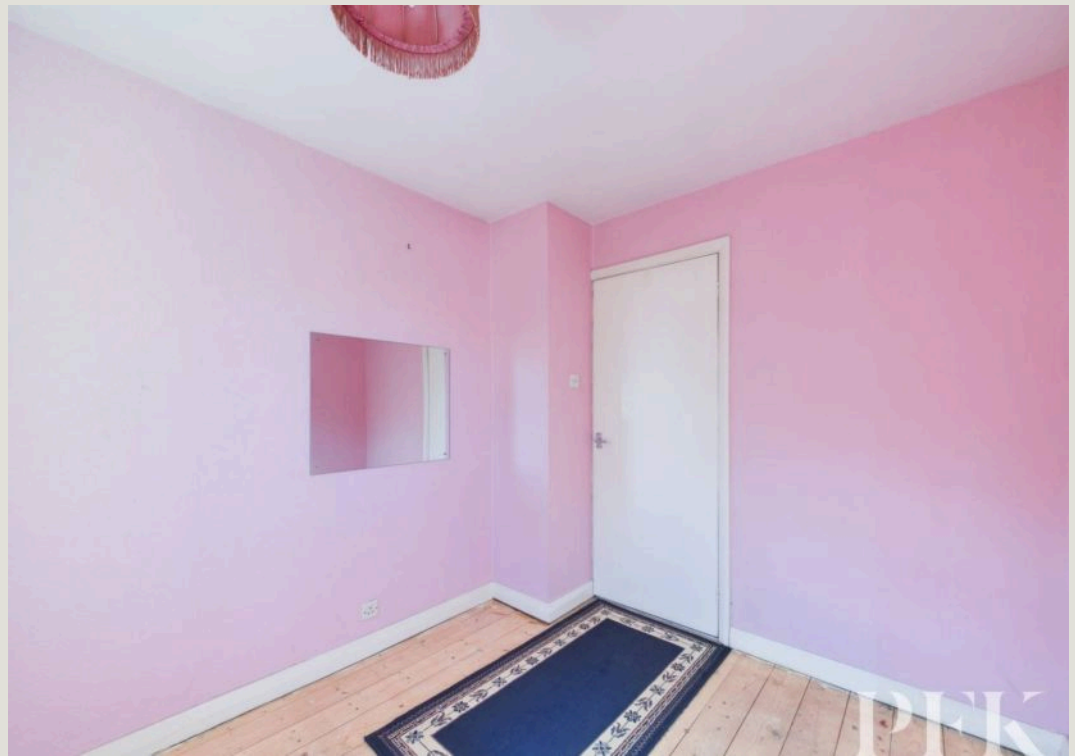
Local Occupancy Clause

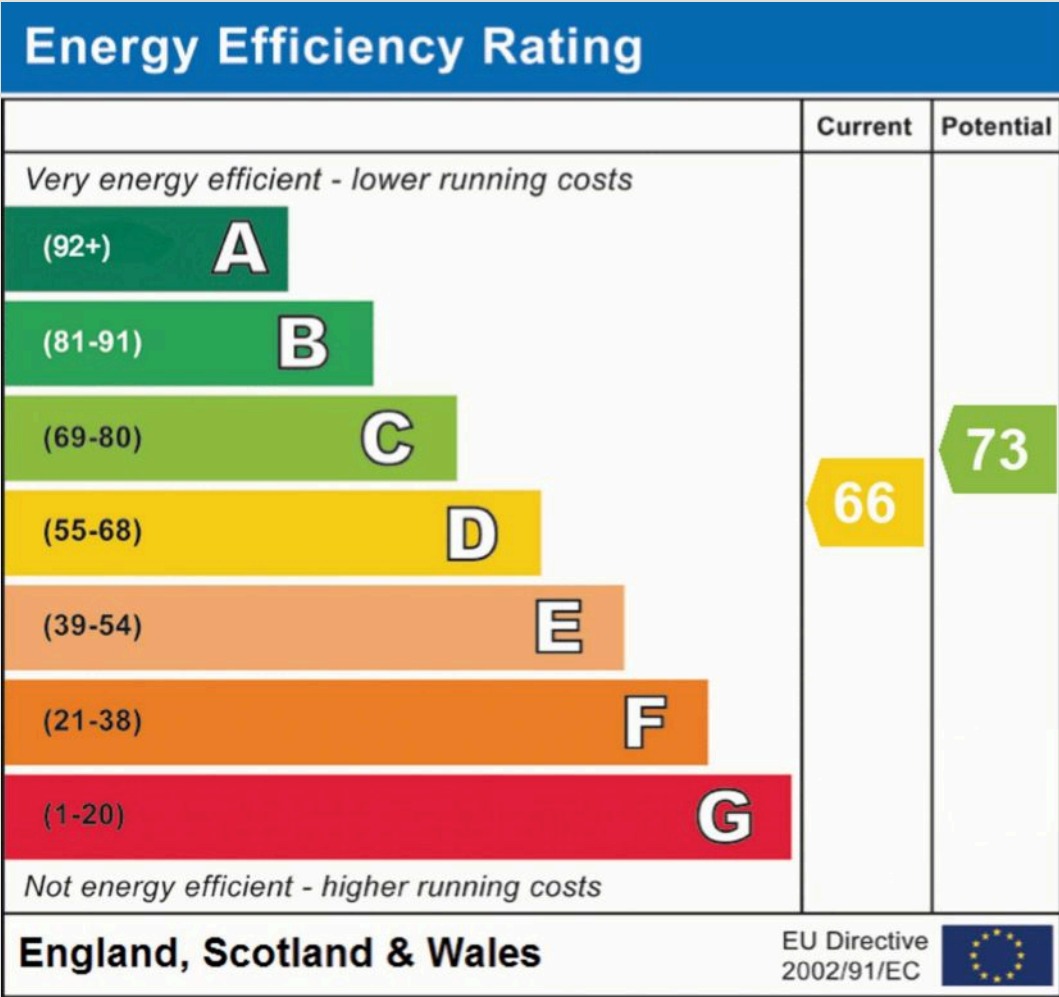
Please note: We understand that there is a Cumbria Wide Local Occupancy Clause on the property. Please contact the office for more information.

Referrals & 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 :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.









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