



Penrith

£265,000

Guide Price

12 Brooklands Grange

Penrith

Cumbria

CA11 8TQ

A modern detached two bedroom bungalow occupying a favoured elevated cul de sac site on a popular residential estate with a pleasant rural rear view and conveniently located only one mile from Penrith town centre.

Property Ref: P0014

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Living Room



Access to Balcony



Bedroom

Description A modern detached two bedroom bungalow occupying a favoured elevated cul de sac site on a popular residential estate with a pleasant rural rear view and conveniently located only one mile from Penrith town centre.

Accommodation

Ground Floor

Entrance Hall With radiator.

Living Room 16' 10" x 11' 0" (5.13m x 3.35m) With feature fireplace and inset living flame fitted gas fire, two radiators, rear patio door providing delightful rural views and leading to an adjoining decked terrace overlooking the rear garden.

Dining Kitchen 11' 3" x 9' 5" (3.43m x 2.87m) With fitted base and wall units, single drainer stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit and fridge / freezer, radiator, built in cupboard, recessed ceiling lights, external door.

Bedroom One 11' 0" x 9' 0" (3.35m x 2.74m) With radiator and range of fitted bedroom furniture, recessed ceiling lights.

Bedroom Two 9' 4" x 9' 0" (2.84m x 2.74m) With feature bay window, radiator and range of fitted bedroom furniture.



Kitchen

Shower Room With WC, vanity wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail, built in airing cupboard with radiator.

Outside Front driveway, ample parking area, landscaped lawned rear garden with stocked and shrubbed borders, decked terrace, paved patios, side pathways and gravelled and shrubbed borders.

Adjoining Garage 16'10" x 8'11" with up and over door, utility area, electric light & power, sink and cold water feed.

Service Mains water, electricity, gas and drainage. Gas central heating. Double glazing.

Tenure Freehold.

Council Tax Band C.

Directions From Penrith town centre proceed to Carleton Road and turn left onto Oak Road. Turn left onto Rimington Way and continue onto Brooklands Grange on the right.

Price Guide Price £265,000

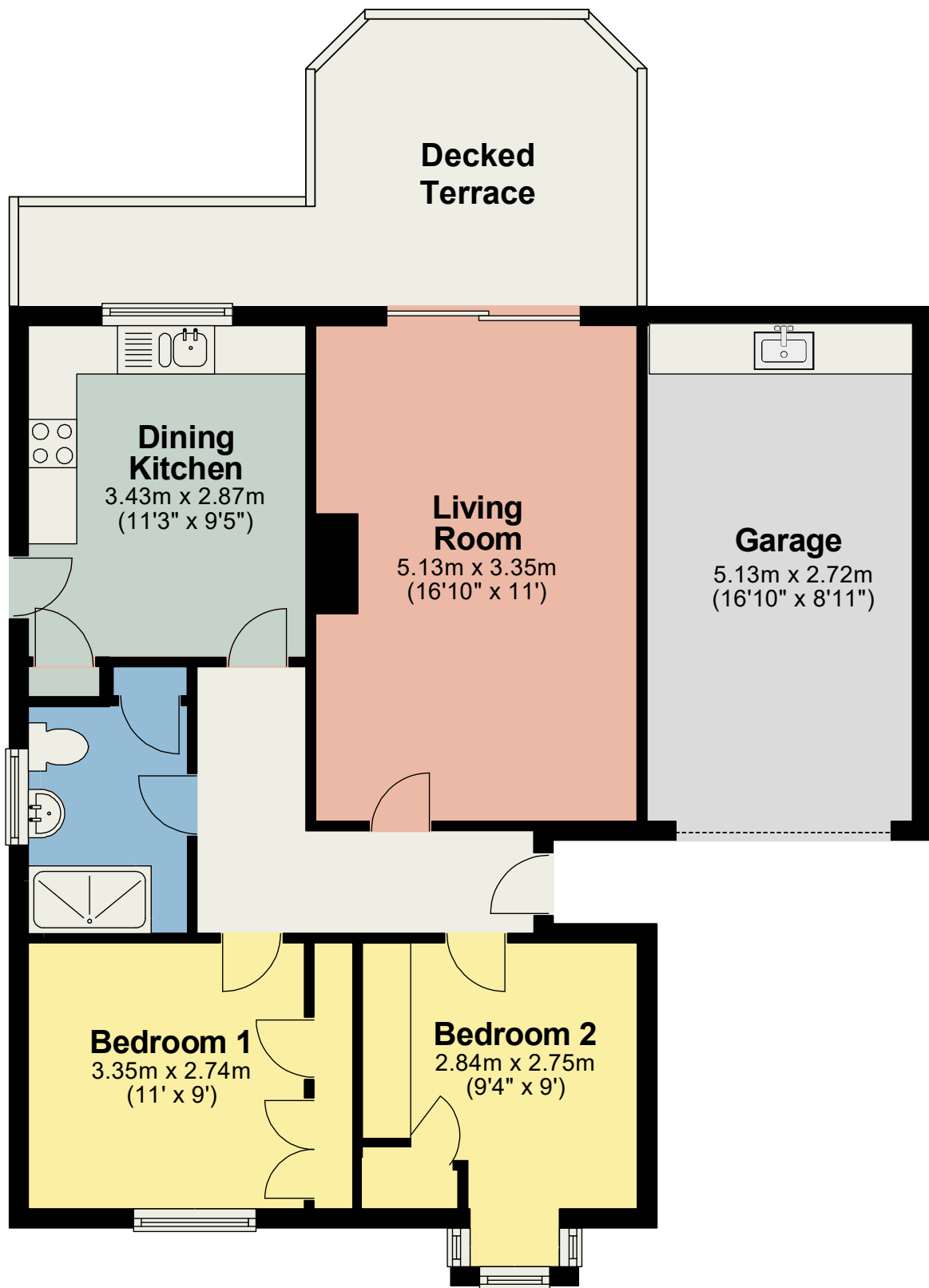
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom



Decking



Total area: approx. 70.7 sq. metres (761.3 sq. feet)

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