



Berrier Road | Greystoke | Penrith | CA11 0UB

Guide Price £240,000



**david britton**  
ESTATES



## Key features

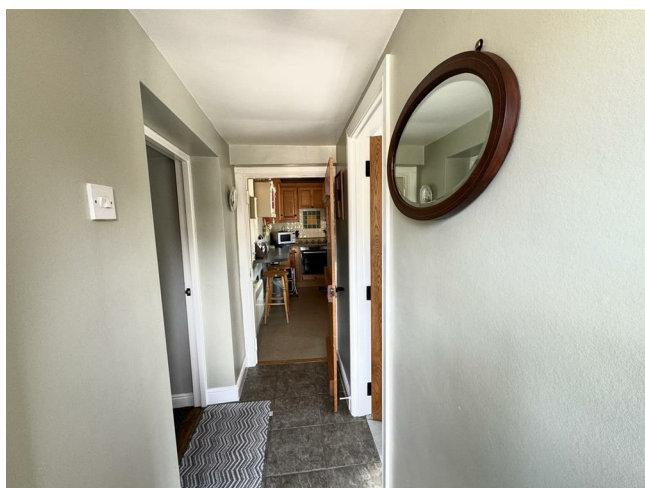
- Period end terrace cottage
- 2 bedrooms
- In desirable village location
- Off road parking
- Two workshops
- Attractive gardens to the rear
- Summer house
- Kitchen
- Recently fitted bathroom
- Close to Lake District National Park

## Description

This charming 2 bedroom cottage is found in the desirable village of Greystoke and has a wonderful garden to the rear. Siting at the end of a terrace, with the benefit of 2 detached workshop spaces, this is a superb opportunity for those looking for a home or perhaps a second home close to the Lake District National Park.

Internally presented to an immaculate standard, this home has been enjoyed by the current owners and comprises on the ground floor of a kitchen, lounge/dining room and a recently renovated family bathroom and two storage cupboards. On the first floor there are 2 bedrooms and a light filled landing.

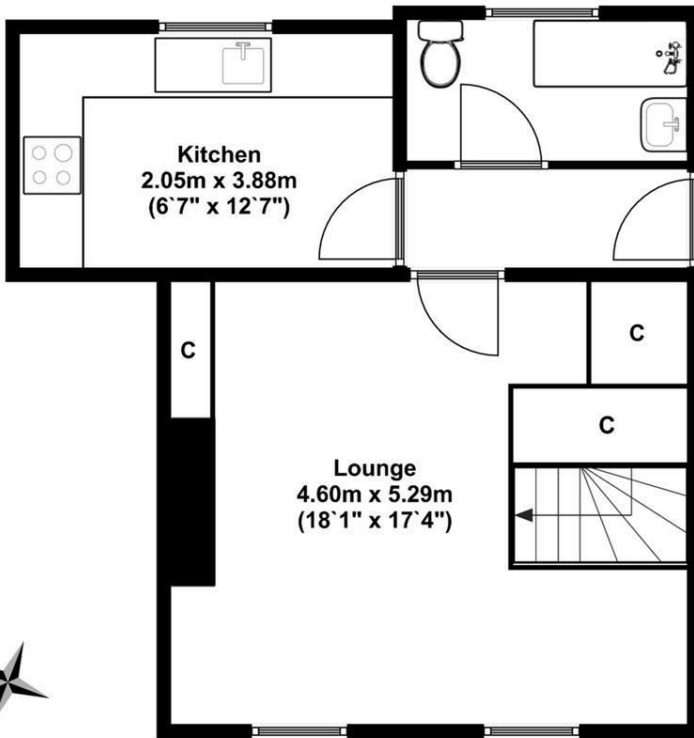
## Directions



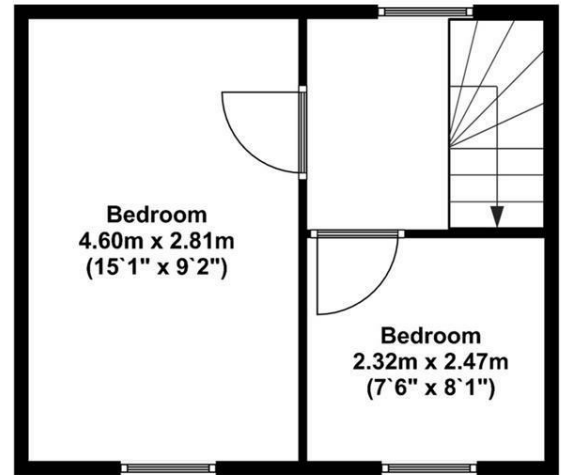




# Floor plans



**Ground Floor**  
Approx 41.00 Sq meters (441.00 Sq feet).



**First Floor**  
Approx 25.00 Sq meters (269.00 Sq feet).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk