



3 Beacon Square, Penrith, CA11 8AJ

£975 Per month









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# 3 Beacon Square

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- 3 Bedroom
- Short walk from Penrith town centre
- Easy access to woodland walks on the Beacon
- Part furnished
- Ready to rent immediately
- Low maintenance garden
- Great transport links by road and rail
- Quiet and popular location

Now available to rent, this well-maintained 3 bedroom semi-detached family home is situated in a quiet area of the sought after Penrith "New Streets" conservation area. Conveniently located just a short walk from Penrith town centre and all amenities, it also provides easy access to the beautiful Lake District, with Ullswater, Keswick and the wider national park just a short drive away. Available part furnished.



## Kitchen

6'10" x 20'11" (2.1 x 6.4)

Double glazed windows to the side & rear. Wall and base units with wooden fronts and laminate work surfaces. Stainless steel sink. Space for fridge, dryer and washing machine. STOVES gas hob and STOVES double electric oven. Radiator and telephone point. UPVC door out to the side.

## Living Dining

11'9" x 27'2" (3.6 x 8.3)

Bay window to the front and television point. Gas fire set in feature fireplace with painted surround, radiator. Patio doors into the sunroom.

## Sunroom

9'2" x 10'5" (2.8 x 3.2)

Double glazed with vertical blinds. Radiator and door out to the rear garden.

## Bathroom

6'10" x 7'2" (2.1 x 2.2)

Fitted with a white suite comprising a shower cubicle with mains fed shower over, toilet and hand basin. Double glazed window, fully tiled walls and chrome radiator. Cupboard housing the Worcester gas fired boiler.

## Bedroom 1

9'2" x 12'1" (2.8 x 3.7)

Fitted wardrobes with sliding doors and single cupboard with shelving. Double glazed window and radiator.







### Bedroom 2

10'5" x 11'9" (3.2 x 3.6)

Double glazed window, fitted cupboard with drawers and radiator.

### Bedroom 3

6'10" x 8'6" (2.1 x 2.6)

Double glazed window and radiator.

### Outside

Shared driveway to the side. Rear garden with blocked paving, large shed and raise beds to the rear.

### Services

Mains Gas, Water, Electric and Drainage.

### Directions

Directions From the centre of Penrith, proceed up Sandgate and turn right, then turn left onto Fell Lane. After the road narrows take the second left into Beacon Square and turn left - No 3 is on the right hand side.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

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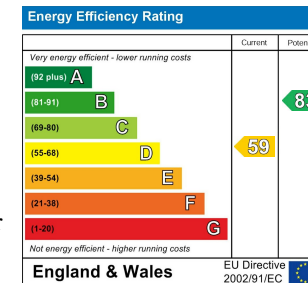
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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