



**Hayward
Tod**

3 bed End Terrace House | 1 Eden Grove | Lazonby | Penrith | CA10 1BQ
Guide Price £235,000





An attractive three bed end terrace house with modern kitchen and bathroom centrally located within a sought after village in the beautiful Eden Valley. Handy for Lake District, Penrith, M6 and Carlisle. Rear yard, store and parking. Large communal grounds. Excellent local amenities.

ACCOMMODATION SUMMARY

Entrance porch | Sitting Room | Kitchen/diner | Pantry | First floor landing | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Bathroom | Use of expansive communal lawned gardens | Excellent lock up store at the rear | Parking for two cars | Mains water and drainage | Electric heating | Double glazing | Council Tax Band - B | EPC rating - E | Freehold | NB each freeholder (6 in total) will be a member of the residents association | Small annual contribution to maintain communal gardens

APPROXIMATE MILEAGES

Village shop 0.1 (3 minute walk) | Station on the Settle Line 0.2 | Kirkoswald 1.4 | A6 4 | M6 J41 South 6.9, J42 North 11.9 | Penrith West Coast Mainline Station 7.5 | Carlisle West Coast mainline station 15.3 | Lake District National Park - Pooley Bridge Ullswater 15.2, Keswick 26.4 | North Pennines AONB - Alston 15 | Newcastle International Airport 56.7



WHY LAZONBY?

Pretty village in the Lower Eden Valley with a rail way station on the famous 73 mile long Settle Line between Carlisle and Leeds. Thriving community and village hall along with an excellent range of amenities including an outdoor pool, Lakes & Dales Co-operative supermarket and post office, two pubs and C of E Primary School. Beautifully situated above the River Eden providing delightful riverside walks and access across a stone bridge to Kirkoswald just a mile away. Here there is a doctor's surgery, community store, primary school and two pubs. Lazonby is well placed for

exploring our region's areas of natural and historic interest including the Lake District, Scottish Borders and Hadrian's Wall a UNESCO World Heritage Site. Good communications provide easy access for the A6 and M6. Carlisle and Penrith provide excellent amenity and both have mainline stations with direct services to London Euston in around 3 hours 20 and 3 hours respectively.

DESCRIPTION

A presentable three bed property with a modern interior providing a great opportunity to buy competitively within a desirable village with a superb range of local amenities. Offered in good order the property has on the ground floor an enclosed entrance porch, sitting room and kitchen/diner with a pantry. On the first floor are the three bedrooms and bathroom. The property has a forecourt patio and rear yard with an excellent detached stone store. Expansive communal lawned gardens and grounds with parking provided for two cars.

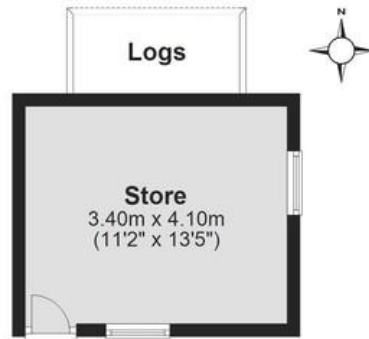
NB

Please note that the building is currently under one title however it is in the process of being split into six freehold titles ie one for each property in the block. A management company will also be created whereby each freeholder will become a member of said company.



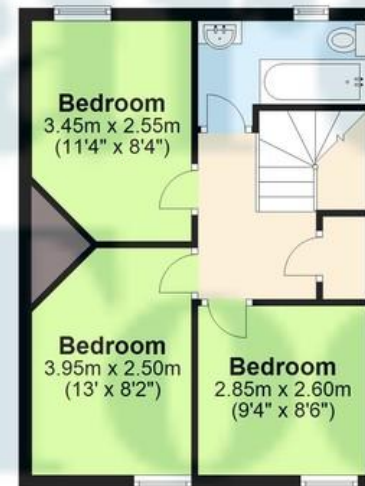
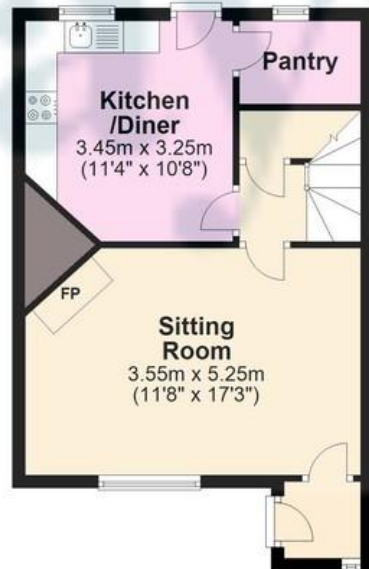
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.