



Eamont Bridge

Offers in the Region of £395,000

4 Highbank Court, Eamont Bridge, Penrith, Cumbria, CA10 2DY

A modern detached four bedroom house located on a tranquil cul de sac approximately one mile from Penrith town centre and providing spacious accommodation over three floors.

Quick Overview

Modern detached three storey house
Tranquil cul de sac setting
Approximately one mile from Penrith town centre
Four bedrooms and three bath / shower rooms
Living room and garden room
Fitted kitchen with integrated appliances
Front and rear gardens
Adjoining garage and on-site parking



4



3



2



C



Superfast
68 Mbps



Garage &
On-site parking

Property Reference: P0189



Living Room



Kitchen



Dining Room



Utility Room

A modern detached four bedroom house located on a tranquil cul de sac approximately one mile from Penrith town centre and providing spacious accommodation over three floors.

Accommodation

Ground Floor:

Entrance Hall

With radiator.

WC

With WC, vanity wash hand basin, ceramic wall tiling, built in cupboard.

Living Room 19' 6" x 11' 3" (5.94m x 3.43m)

With feature fireplace and inset gas fire, two radiators, double external doors to the rear garden.

Kitchen 19' 4" x 9' 7" (5.89m x 2.92m)

With fitted base and wall units, sink unit with mixer tap, integrated double oven, hob, extractor unit, dish washer, radiator.

Garden Room 12' 4" x 9' 8" (3.76m x 2.95m)

With windows to two elevations, radiator, double doors to the rear garden.

Utility Room

With fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, plumbing for washing machine, heated towel rail.

First Floor:

Landing

Bedroom One 12' 11" x 11' 3" (3.94m x 3.43m)

With radiator, double doors with Juliet balcony.

En-Suite Shower Room

With WC, vanity wash hand basin, large shower cubicle, ceramic wall tiling, radiator.

Bedroom Two 11' 10" x 9' 7" (3.61m x 2.92m)

With radiator.

Bedroom Three 9' 7" x 7' 2" (2.92m x 2.18m)

With radiator.

Bathroom

With WC, vanity wash hand basin, bath with overhead shower, ceramic wall tiling, radiator.

Second Floor:

Landing

With roof window, built in cupboards.

Master Bedroom 14' 5" x 13' 0" (4.39m x 3.96m)

With windows to two elevations, radiator, built in cupboards.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

En-Suite Shower Room

With WC, vanity wash hand basin, large shower cubicle, ceramic wall tiling, roof window, radiator.

Outside:

Block paved front driveway providing on-site parking space, front lawned garden, side pathways, rear paved patio and lawned garden, shed.

Adjoining Garage

With electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating.

General Note

We are advised by our client that the property has not suffered any flooding during their ownership in the past 13 years.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith town centre proceed on the A6 towards Shap and upon entering Eamont Bridge turn right at the traffic lights immediately before crossing the bridge and Highbank Court is a small cul de sac on the right.

Price

Offers in the Region of £395,000.



Front Elevation



Rear Elevation



Garden



Patio

Request a Viewing Online or Call 01768 593593

Meet the Team

Nick Elgey

Sales Manager

Tel: 01768 593593

Mobile: 07368 416931

nre@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593

penrithsales@hackney-leigh.co.uk



Ruth Leckie

Sales Team

Tel: 01768 593593

penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593

penrithsales@hackney-leigh.co.uk



Sylvia Putnam

Viewing Team

Tel: 01768 593593

penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593

penrithsales@hackney-leigh.co.uk



Nicola Atkinson

Lettings Team

Tel: 01768 593593

renewals@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

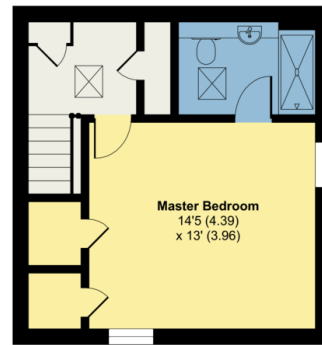
4 Highbank Court, Eamont Bridge, Penrith, CA10 2DY

Approximate Area = 1657 sq ft / 153.9 sq m

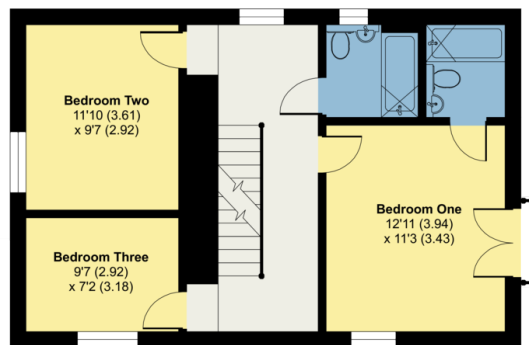
Garage = 218 sq ft / 20.3 sq m

Total = 1875 sq ft / 174.2 sq m

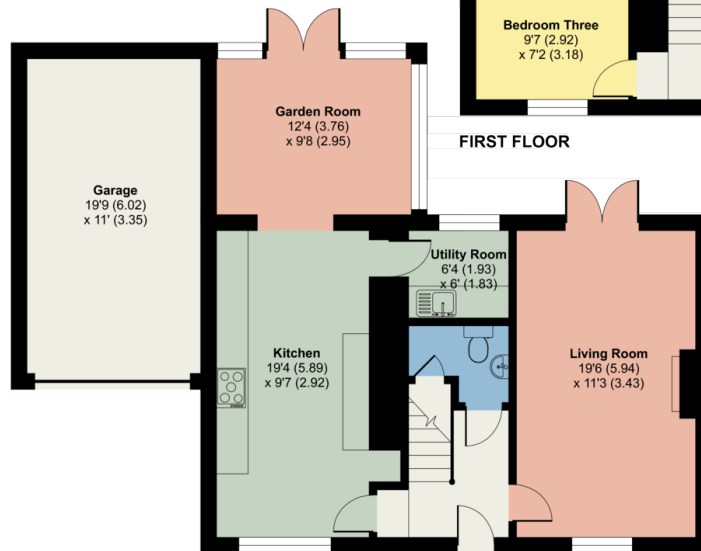
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 989042

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/06/2023.

Request a Viewing Online or Call 01768 593593