



6 Haweswater Close, Penrith – CA11 9BU

Guide Price **£185,000**

PFK

6 Haweswater Close

Penrith, Penrith

An excellent, well-presented two bedroom, semi-detached property, ideal for those looking to take their first step onto the property ladder.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bed semi detached house
- Convenient location close to amenities
- Super FTB or BTL
- Well-maintained throughout
- Rear garden
- Tenure - Freehold
- EPC rating - TBC
- Council tax - Band B





Entrance Hallway

Accessed via part glazed, uPVC entrance door. Providing access to a ground floor WC, kitchen/dining room and excellent built in storage cupboard (also housing wall mounted boiler and consumer units). Cloaks hanging space, radiator, stairs to first floor accommodation and laminate flooring.

WC

Fitted with WC and corner wash hand basin with tiled splash back. Obscured upper level window, radiator and laminate flooring.

Kitchen/Dining Room

14' 2" x 10' 3" (4.33m x 3.12m)

Bright, front aspect, kitchen fitted with a good range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker and space/plumbing for under counter washing machine and fridge freezer. Laminate flooring, radiator and ample space to accommodate dining furniture.

Living Room

12' 4" x 13' 6" (3.75m x 4.12m)

Rear aspect reception room with sliding patio doors providing access to the rear patio and garden. Carpeting, radiator and useful under stairs storage cupboard.

Landing

Providing access to two bedrooms and the bathroom. Loft access hatch.

Bathroom

7' 11" x 7' 2" (2.41m x 2.19m)

Fitted with four piece suite comprising bath, fully panelled shower cubicle, WC and wash hand basin. Part tiled walls, radiator and laminate flooring.



Bedroom 1

10' 6" x 13' 6" (3.19m x 4.12m)

Generously proportioned, double bedroom with angled, front aspect window, carpeting, radiator and excellent over stairs cupboard.

Bedroom 2

9' 8" x 13' 6" (2.94m x 4.11m)

Rear aspect, double bedroom offering far reaching views. Carpeting and radiator.

Additional Information

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





Directions

From the center of Penrith, head up Castlegate, cross over the first mini roundabout, taking the first exit from the second, crossing over the railway bridge. Follow the road around the left and right bends, proceed along Newton Road, taking the left turn onto Greystoke Road, and then the second left onto Haweswater Close. Once on Haweswater Close follow the road to the left where No. 6 can be found a short distance along.

Garden

A paved pathway at the side of the house leads to an enclosed rear garden incorporating a small area of lawn, flower bed, paved patio and gravelled space - ideal for al fresco dining and relaxation. A substantial garden shed is also in situ.

DRIVEWAY

2 Parking Spaces

A block paved driveway at the front of the property provides off road parking.







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