



4 West Lane, Shap – CA10 3LT

Guide Price £190,000

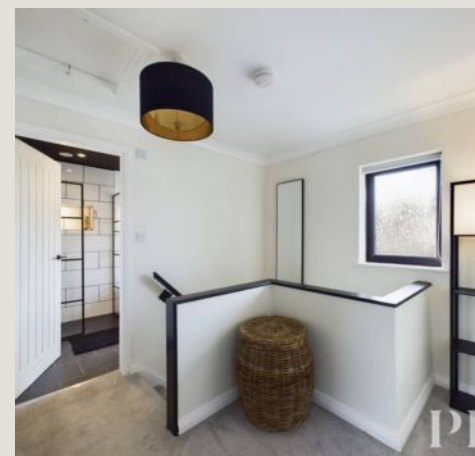
PFK

4 West Lane

Shap, Penrith

Renovated mid-terrace property with 3 bedrooms, outhouse, low-maintenance gardens, detached garage, and off-road parking for 3 vehicles. Cumbria Wide Local Occupancy Clause applies.

- Fully renovated mid-terraced property
- Three bedrooms
- Well-proportioned accommodation
- Useful outhouse/utility
- Generous front and rear low maintenance gardens
- Driveway parking and detached garage
- Local Occupancy Restriction
- EPC Band D
- Council Tax Band A
- Tenure - Freehold





Porch

With uPVC front door, tiled flooring and dual aspect double glazed windows and low level wall. Wooden door into the entrance hall and obscured glazed window.

Entrance Hall

With stairs to the FF and doors to the living room, kitchen and an excellent downstairs cloaks room, which is fitted with automatic lighting and has the plumbing place for a Macerator WC. Cupboards within the downstairs cloaks room house the boiler and consumer unit. Laminate flooring and radiator fitted.

Lounge

18' 9" x 8' 10" (5.72m x 2.70m)

A beautiful dual aspect room boasting ample space for both living and dining furniture. A fabulous media wall has been fitted combining display shelving with a tv recess and atmospheric electric fire. Carpeted and radiator fitted.

Kitchen

12' 5" x 9' 4" (3.78m x 2.85m)

A contemporary fitted kitchen with an excellent range of wall and base units, all topped with a complementary worksurface and combination of upstands to the central units with breakfast bar, and to sink area, with tiled splashbacks behind the cooker. Integrated appliances include dishwasher, fridge/freezer, cooker with gas hobs and extractor fan above. Ample storage is on offer with additional integrated cupboard space and a window is positioned to the rear aspect. Under-unit lighting, recessed spotlights, a tall radiator and laminate flooring have been fitted and doors lead to the entrance hall with a uPVC door to the rear garden.





Landing

Spacious landing with loft access. Scope for use as an office area/reading nook.

Bathroom

A beautiful four-piece suite has been fitted which comprises of a wall mounted WC, basin set upon a vanity unit, large bathtub with centrally fitted controls and a fabulous walk in shower, complete with dual shower attachment. Feature recesses provide storage and an elevated look with integral lighting, and a wall mounted mirrored unit with lighting sits above the basin. Tiling to walls and floor, with a heated towel rail fitted. Extractor fan.

Bedroom 1

9' 10" x 15' 1" (2.99m x 4.60m)

A spacious rear aspect room with picture window allowing light to stream in. Carpet and radiator fitted.

Bedroom 2

11' 7" x 10' 0" (3.54m x 3.05m)

A double rear aspect room with carpet and radiator fitted.

Bedroom 3

6' 8" x 10' 0" (2.02m x 3.04m)

A front aspect room, currently used as a dressing room. Carpet and radiator fitted.





Utility/Outhouse

5' 11" x 7' 1" (1.81m x 2.17m)

A very useful outhouse that is utilised as an excellent utility room. With plumbing and electrics, there is space for a washing machine and tumble dryer. An electric radiator has been fitted and there is ample space for storage and for drying out wet/damp garments.

Garage

16' 2" x 9' 10" (4.93m x 3.00m)

A single detached garage with manual up and over door.

Garden

To the front of the property is an easy to maintain garden space, largely laid to gravel with paved pathway to the front door and door to a side passageway which provides useful access to the rear where there is a good sized, paved, patio garden and outhouse. The rear garden is fenced and there is a gate which leads to the garage and parking.

DRIVEWAY

3 Parking Spaces

Off road driveway parking for three vehicles plus single detached garage.



ADDITIONAL INFORMATION

Services

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

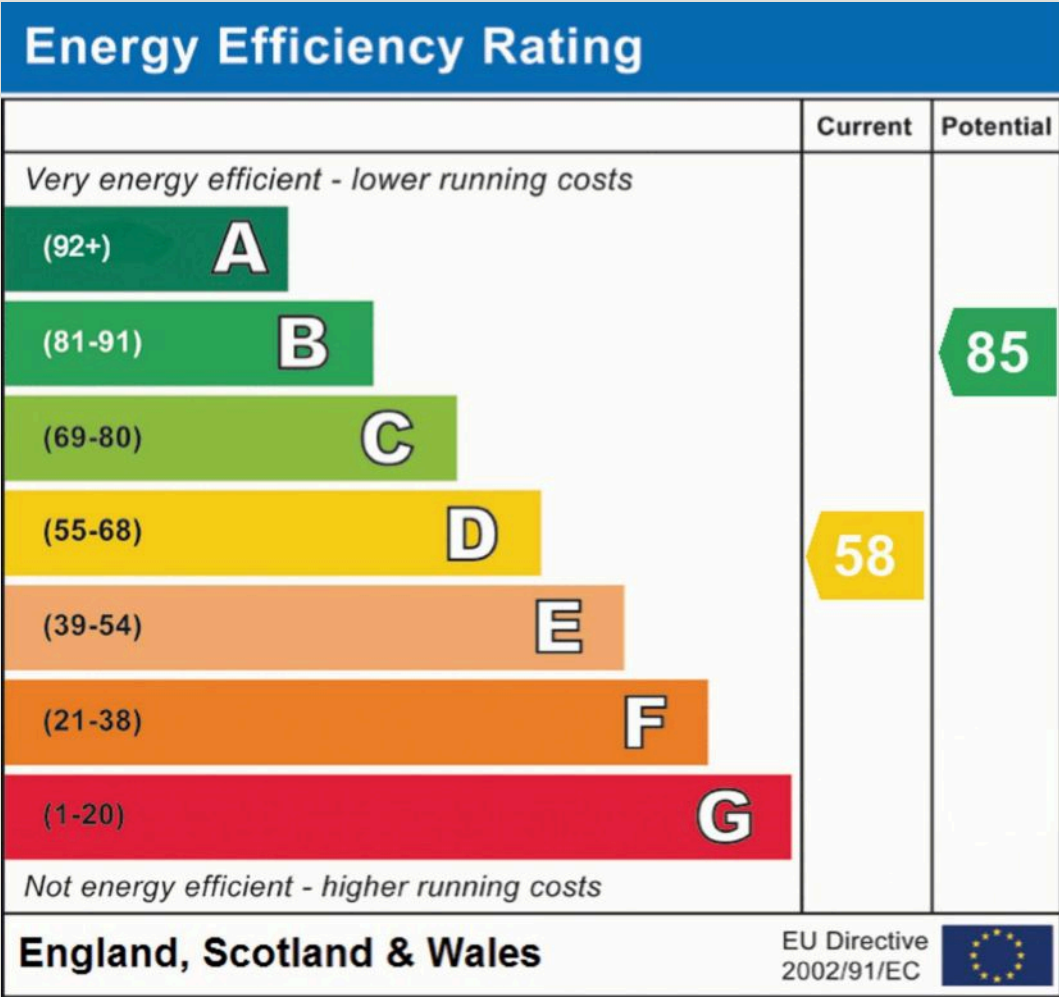
Directions

Travel from Penrith via the A6 to Shap. Upon arrival in Shap follow the road into the village, turn right after passing the Fish and Chip Shop, just before the fire station. Turn right between the two terraces and Number 4 is the second house on the right hand side.

Referral & Other Payments

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.







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