



Kirkland Road | Skirwith | Penrith | CA10 1RL

Guide Price £189,950



david britton
ESTATES

Key features

- Attractive 2 bedroom mid terraced cottage
- Desirable Eden Valley Village
- Single garage & large garden
- Recently renovated throughout
- New Roof and solar panels
- Elevated portion overlooking countryside
- Parking for several vehicles
- Close to Langwathby, Melmerby and Penrith

Description

Found at the foot of the Pennine Fells in the popular village of Skirwith is this stunning mid terrace 2 bedroom cottage. Offered with no onward chain, this property has wonderful views and has parking for several vehicles.

**** VIEWINGS STRICTLY BY APPOINTMENT ONLY****

Recently upgraded to enjoy energy efficient features i.e. solar panels and air-source heating, this cottage combines traditional charm with modern additions.

The internal accommodation comprises of a light-filled living room, recently modernised kitchen and adjoining utility room. Upstairs there are 2 double bedrooms and a family bathroom. Externally there are gardens to the front, side and rear, mainly laid to lawn, there is also a garage to the rear.

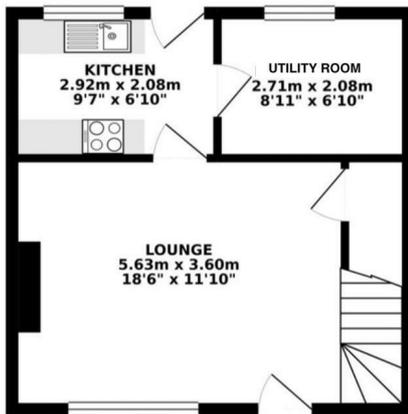
Skirwith is a community village with village hall and fabulous walks and cycling routes and is a short distance from Langwathby which has a shop, nursery, school, garage and pub. The villages of Melmerby is also close by where there is a bakery and pub.



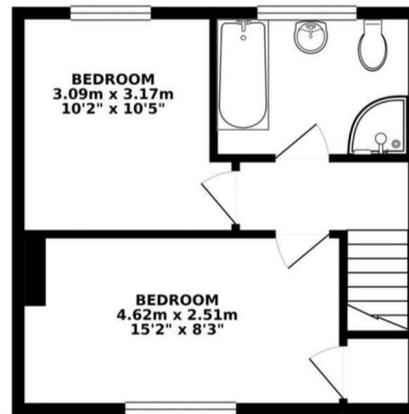


Floor plans

GROUND FLOOR 31.98 sq. m.
(344.21 sq. ft.)



1ST FLOOR 31.98 sq. m.
(344.21 sq. ft.)



TOTAL FLOOR AREA : 63.96 sq. m. (688.43 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR
01768881111
Sales@brittonestates.co.uk
www.brittonestates.co.uk