



## Eamont Bridge

£175,000

2 Mayburgh Close, Eamont Bridge, Penrith, CA10 2BW

This charming semi detached house presents a fantastic opportunity for first-time buyers or investors, complete with the advantage of no onward chain.

With its prime location set within a quiet cul-de-sac, this home offers the tranquillity of suburban living while being within easy reach of local amenities and transport links. The stunning countryside views add an extra layer of charm, making this home a truly special find. Upstairs, you'll find two generously sized bedrooms, both freshly adorned with new carpets, providing a cosy and inviting atmosphere. Additionally, there are low maintenance gardens, driveway and further off-road parking.

### Quick Overview

2 Bedroom semi detached house

Fitted kitchen/ diner

Living room

Newly fitted carpets on first floor & stairs

Cul-de-sac location

Low maintenance garden

Countryside views

No onward chain

Driveway & off street parking

Ultrafast broadband available



2



1



1



E



Ultrafast  
available



Drive way

Property Reference: P0466



**Kitchen/ Diner**



**Living Room**



**Bathroom**



**Ariel View**

From the entrance hall, you'll find access to the fitted kitchen/ diner. This room is cleverly designed to maximise space and features an abundance of worktop space with ample wall and base units. Featuring an integrated 4 ring electric hob, double ovens and extractor. Integrated fridge/ freezer with a availability for a washing machine. Circular stainless steel sink with hot and cold taps. Double glazed window to front aspect. A handy storage cupboard under the stairs provides additional space for your essentials, keeping the area neat and tidy. Whether you're hosting friends or enjoying a quiet evening in, this space is sure to become the heart of your home.

The kitchen/ diner seamlessly flows into the inviting living room, where you'll find a electric fire with a sleek surround, creating a cosy and modern focal point. This room is perfect for both relaxation and entertaining. A door and double glazed window to the rear aspect offer views of the rear garden and the picturesque countryside beyond, allowing natural light to flood the space and providing a tranquil backdrop to your daily life.

Upstairs, you'll find two generously sized bedrooms, both freshly adorned with new carpets, providing a cosy and inviting atmosphere. Bedroom 1 is a large double bedroom with fitted wardrobes and two double glazed windows to rear aspect which bring in plenty of natural light and provide views of the rolling countryside. Bedroom 2 is a good sized single bedroom with double glazed window to front aspect. The landing area also boasts new carpeting, ensuring a seamless flow throughout the upper level. While the bathroom may be dated, it offers a blank canvas for you to infuse your personal style and create a modern retreat. Comprising of, shower over bath, WC, basin and heated towel rail. Double glazed window to side aspect.

Outside, the low maintenance garden is a true highlight, complete with a wooden fence and charming stone wall boundary. The garden is adorned with chipped stones and shrubbery, creating a serene environment that's perfect for al fresco dining or simply unwinding with a good book as you gaze onto the countryside views. The home also benefits from a driveway and additional parking to the side of the property.

Eamont Bridge is a charming village that offers a sense of community and easy access to local amenities and the stunning landscapes of the Lake District. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

**Accommodation with approx. dimensions**

**Ground Floor**

**Entrance Hall**

**Kitchen/ Dining Room**

12' 4" x 8' 11" (3.76m x 2.72m)

**Living Room**

13' 6" x 11' 8" (4.11m x 3.56m)

### First Floor

#### Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

#### Bedroom Two

7' 8" x 11' 8" (2.34m x 3.56m)

#### Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

### Property Information

#### Tenure

Freehold

#### Council Tax

Band B

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Electric panel heaters

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

#### Broadband Speed

Ultrafast

#### Directions

From Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/A6. Follow road over bridge and at the mini roundabout, take the 2nd exit, turning first right. The property will be on the left hand side

#### What3words Location

///resources.spiking.crust

#### Viewings

Strictly by appointment with Hackney & Leigh

#### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (inc. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. vat)



Bedroom One



Bedroom Two



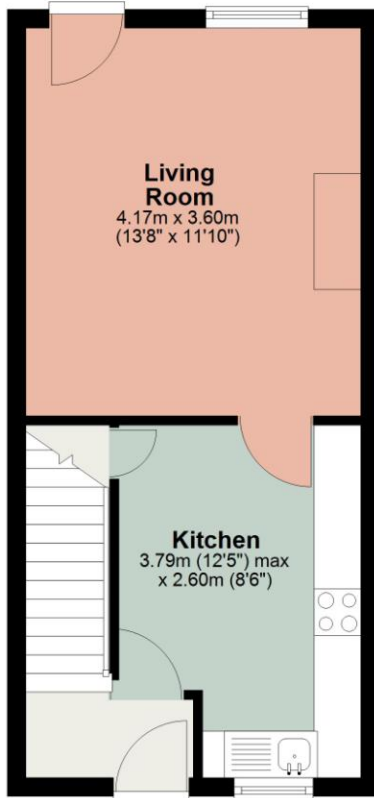
Garden



Rear Aspect

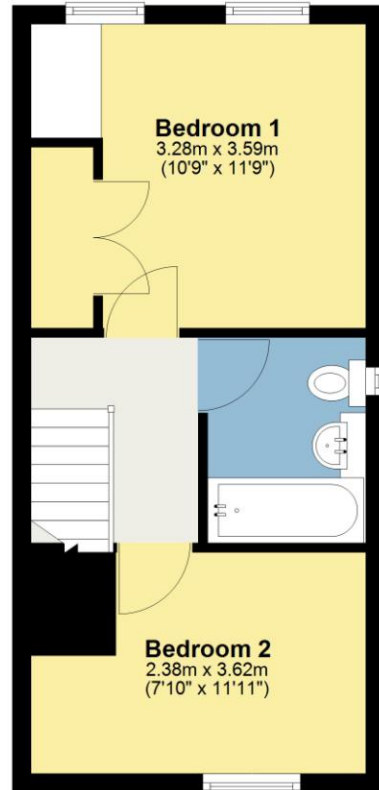
## Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

## 2 Mayburgh Close, Penrith

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 02/03/2026.

Request a Viewing Online or Call 01768 593593