



13 North Road | | Kirkby Stephen | CA17 4RH

Guide Price £165,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Quaint end of terrace house
- 3 bedrooms
- Lounge
- Shaker style kitchen
- Stunning feature fire place
- Courtyard Garden
- Family bathroom
- Lots of quirky features
- Walking distance from the town centre
- Ideal for FTB, Holiday lets,

## Summary

A lovely 3 bedoomed end of terrace property that has been lovingly looked after by the current owners. Providing you with a sense of character and warmth as you move throughout the property.

Notable distinctive touches include several charming twists and turns that give the home a unique personality and a sense of discovery as you move through the space.





## Floor plans

### COUNCIL TAX BAND - EdenA

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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](mailto:Sales@brittonestates.co.uk)  
[www.brittonestates.co.uk](http://www.brittonestates.co.uk)