



5 Barnes Green | Great Salkeld | Penrith | CA11 9LU

Guide Price £450,000



**david britton**  
ESTATES



## Key Features

- Three bedroom Detached bungalow
- Generous Plot
- Elevated views over to the Pennine Fells
- Three Double bedrooms and three bathrooms
- Large Lounge extending into Dining Room
- Dining Kitchen
- Utility Room and Integral garage
- Off road parking
- Desirable village location with active community
- Eden Valley walks from the doorstep

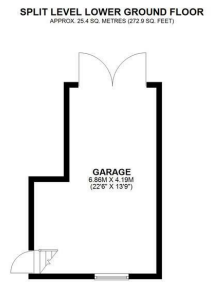
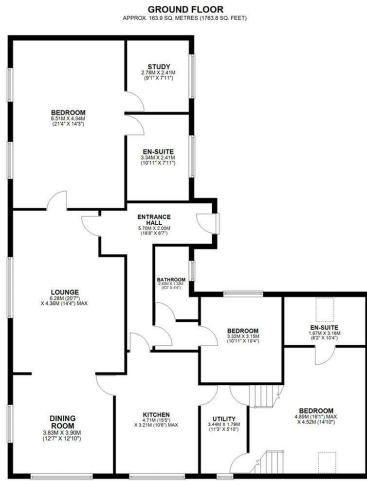
## Summary

Immaculate three bedroomed detached bungalow, sitting in an elevated position in the stunning Eden Valley Village of Great Salkeld.





# Floor plans



TOTAL AREA: APPROX. 188.2 SQ. METRES (2036.7 SQ. FEET)

All measurements and details within this brochure are approximate and are provided for guidance purposes only. While every measure has been taken to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This brochure should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Planning, building regulations, and appliances shown here have not been tested and no warranty is given as to their operability or efficiency. Plan produced using PlanIt.

COUNCIL TAX BAND - WestmorlandF

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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