Kirkby Thore

£175,000

5 Sandersons Croft, Kirkby Thore, Penrith, CA10 1XT

An exciting opportunity to purchase this attractively priced family home located in the popular and well located village of Kirkby Thore. Sold with no onward chain this spacious home would appeal to buyers looking for a home they can move into while carrying out improvements over time.

Positioned on one of the most generous plots with gardens to three sides, a pretty green space to the front and backing onto a central green provides plenty of outdoor space for families.

Internally this home has been transformed by the impressive sun room which overlooks the garden, providing a spacious and social space to enjoy with friends and family. Opening into the kitchen it also offers practicality. To the front of the property is a cosy lounge, with open fire which currently runs the heating system. The ground floor also benefits from a useful downstairs WC and under stairs storage. Upstairs this home offers 3 well propertied bedrooms and a modern shower room.

3 | 1 | 2 | E | *Ultrafast broadband available* | *Garage and parking*

Quick Overview

Three bedroom end terraced house

Impressive sun room

Modern kitchen and shower room

Generous plot with gardens to 3 sides

Garage and parking

No chain

Requiring some improvements

An ideal family home

Local occupancy restrictions apply

Ultrafast broadband available

Property Reference: P0563

Kitchen

Living Room

Kitchen

Living Room

Externally there is a low maintenance yard with steps leading to the gated rear access and garage with power and lighting. The yard also provides access around the sun room to the pretty lawned garden with mature trees, shrubs and seating area.

The property would suit buyers prepared to install a modern heating system, offering the opportunity to create a comfortable home tailored to their needs.

Kirkby Thore is located within the Eden Valley and is situated just off the A66 that provides links to both Penrith and Scotch Corner. Complete with village hall, recreation field, village shop/post office, primary school and nursery makes this a popular location for families.

Accommodation with approx. dimensions

Ground Floor

Porch

Entrance Hall

Downstairs WC

Living Room
9' 4" x 14' 7" (2.84m x 4.44m)

Kitchen
18' 11" x 8' 6" (5.77m x 2.59m)

Sun Room
17' 4" x 14' 5" (5.28m x 4.39m)

First Floor

Bedroom One
10' 5" x 11' 6" (3.18m x 3.51m)

Bedroom Two
8' 5" x 8' 6" (2.57m x 2.59m)

Bedroom Three
8' 3" x 8' 6" (2.51m x 2.59m)

Shower Room
7' 7" x 7' 5" (2.31m x 2.26m)

Property Information

Tenure
Freehold

Sun Room

Sun Room

Shower Room

Bedroom One

Bedroom Two

Bedroom Three

Council Tax

Band A
Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Coal/log back boiler heating

Agents Notes

This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let

Local Occupancy Restrictions

The property comes under the legislation of Section 157 of the Housing Act 1985

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase

This restriction cannot be lifted

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, wher eby an individual's circumstances will be taken into account. No payments are required at this point

Energy Performance Certificate

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

Broadband Speed

Ultrafast broadband available

Directions

From Penrith, at Kemplay roundabout, take the 3rd exit and stay on A66. As you come into the village of Kirby Thore, turn left onto Main Street. Follow the road through the village, past Townhead Garth and bare left at the next junction. Turn left again into Sanderson's Croft.

What 3 Words

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Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering Regulations

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 £42.67 (inc. VAT) per individual or £36.19 (incl. 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 £120 (incl. VAT)

Garden

Garden

Garden

Front Aspect

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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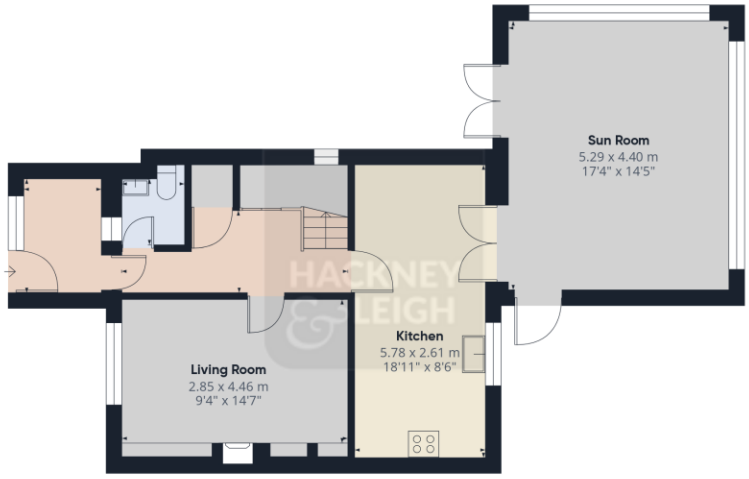
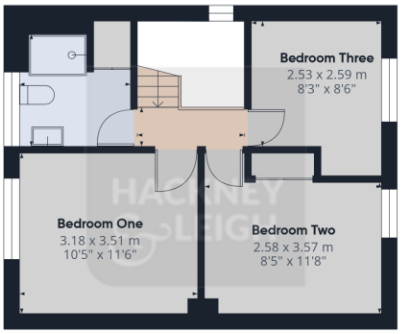


Floor 0



Floor 1

Approximate total area(1)

103 m²

1105 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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