



6 South Road, Kirkby Stephen, CA17 4SN

Guide Price £160,000

PFK

6 South Road

The Property:

Situated within easy reach of Kirkby Stephen's town centre, this traditional two bedroom terraced cottage presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Offered to the market with **no onward chain**, the property is ideal for first time buyers, investors or those seeking a renovation project. The accommodation comprises a welcoming lounge featuring a bay window that fills the room with natural light, a separate dining room with a gas fire, a fitted kitchen and a convenient ground floor wet room. Upstairs are two bedrooms and a family bathroom.

Externally, the property benefits from a low maintenance front garden with an attractive flower bed, while to the rear is an enclosed yard with a further flower bed, useful outhouse and a single garage accessed via the rear lane. On street parking is also available to the front of the property.

- 2 bedroom terraced property
- Garage & outhouse—accessed from the back lane
- No onward chain
- Tenure: Freehold
- EPC rating TBC
- Council Tax: Band B





6 South Road

Location & Directions:

Kirkby Stephen is a thriving historic market town situated in the beautiful Upper Eden Valley, surrounded by stunning countryside and excellent walking routes. The town offers a range of independent shops, cafés, pubs, schools, healthcare facilities and everyday amenities, along with a railway station on the scenic Settle to Carlisle line and excellent road links via the A66, making it an ideal base for commuters and those seeking a balance of rural living and convenience.

Directions

6 South Road can be located by using the postcode CA17 4SN or by using What3Words: [///finders.backpacks.envoy](https://www.what3words.com/finder/finders.backpacks.envoy)



ACCOMMODATION

Hallway

15' 9" x 3' 4" (4.81m x 1.01m)

Living Room

12' 4" x 10' 1" (3.75m x 3.07m)

Dining Room

13' 7" x 10' 10" (4.15m x 3.29m)

Kitchen

13' 7" x 6' 5" (4.15m x 1.96m)

Bathroom

8' 3" x 4' 9" (2.51m x 1.45m)

Bedroom 1

13' 11" x 12' 5" (4.24m x 3.79m)

Bedroom 2

10' 8" x 7' 5" (3.26m x 2.26m)

Landing

5' 11" x 3' 3" (1.81m x 1.00m)

Bathroom

5' 10" x 5' 5" (1.79m x 1.66m)



EXTERNALLY

Gardens front and rear, all low maintenance with a good range of flower beds.

Garage

15' 0" x 10' 10" (4.57m x 3.29m)

Outhouse

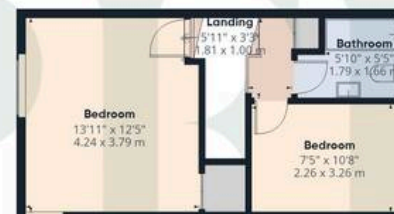
6' 1" x 5' 3" (1.85m x 1.60m)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1035 ft²

96.2 m²

(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.

GIRAFFE360

ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; night storage heaters; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





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