

LAKES ESTATES

5 Cedar Close, Penrith, CA11 8TJ

Guide price £185,000

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# 5 Cedar Close

Penrith, CA11 8TJ

Guide price £185,000

- Situated in a popular residential area
- Ideal first-time buy or buy-to-let
- Allocated parking at the rear of the property
- Fitted kitchen with plenty of storage
- Open-plan lounge diner with door to the garden
- Mid terraced home
- Two double bedrooms
- Views towards the Lake District
- Well maintained and enclosed rear garden
- Walking distance to Penrith Town Centre



5 Cedar Close is a well-presented two-bedroom mid terraced house in a popular residential cul-de-sac in Penrith. It offers an open-plan lounge diner, a fitted kitchen, two double bedrooms with fitted storage and a family bathroom, with approximately 59 sq m (632 sq ft) of accommodation. Outside there is a front garden, an enclosed lawned rear garden and allocated parking to the rear. The principal bedroom enjoys fantastic views over Penrith and towards the Lake District, making this an ideal purchase for first-time buyers or investors.

## Directions

What3words location: ///husband.developed.basics

## GROUND FLOOR

The property is entered through a useful porch with a storage recess, which leads into the bright lounge diner (3.55m x 4.80m). This dual-aspect room has laminate flooring and space for both a seating area and a dining table. The stairs rise to the first floor from here, and door open directly onto the rear garden. The kitchen (1.78m x 3.00m) is fitted with light wood units, work surfaces and a tiled splashback, and has a window to the front. It includes a built-in oven and hob, a sink and drainer and space for a washing machine.

| | |
|---|---|
| **Lounge Diner** | 11'7" x 15'8" (3.55 x 4.80) |
| **Kitchen** | 5'10" x 9'10" (1.78 x 3.00) |
| **Entrance Hall** | |
| **Porch** | |







## FIRST FLOOR

The landing gives access to both bedrooms and the bathroom. The Principal bedroom (2.91m x 2.74m) has fitted wardrobes and enjoys fantastic views over Penrith and towards the Lake District. The second bedroom (3.52m x 2.52m) is a double room with fitted wardrobes and a window with pleasant outlooks towards the Pennines. It would work equally well as a bedroom or home office. The bathroom (1.61m x 1.82m) has a white three-piece suite with a shower over the bath and part-tiled walls.

### Landing

| | |
|---|---|
| **Principal Bedroom** | 9'6" x 8'11" (2.91 x 2.74) |
| **Bedroom Two** | 11'6" x 8'3" (3.52 x 2.52) |
| **Bathroom** | 5'3" x 5'11" (1.61 x 1.82) |

### Outside

To the front there is a lawned garden with mature hedging and a pathway to the front door. The rear garden is private and fully enclosed, with a lawn, a flagged path, planted borders and shrubs, and a shed. The doors from the lounge open onto it. An allocated parking space is located at the rear, accessed via a lane with fenced boundaries.

### Location

Cedar Close is a residential cul-de-sac in the Frenchfield/Carleton area of Penrith, generally regarded as a desirable part of town. Penrith is a popular market town with excellent transport links via the M6, A66 and A6, as well as the West Coast main line railway. Penrith station is about 0.9 miles away in a straight line, and the town centre offers a good range of shops, schools and amenities. The Lake District National Park and the Eden Valley are both close by.







## Services

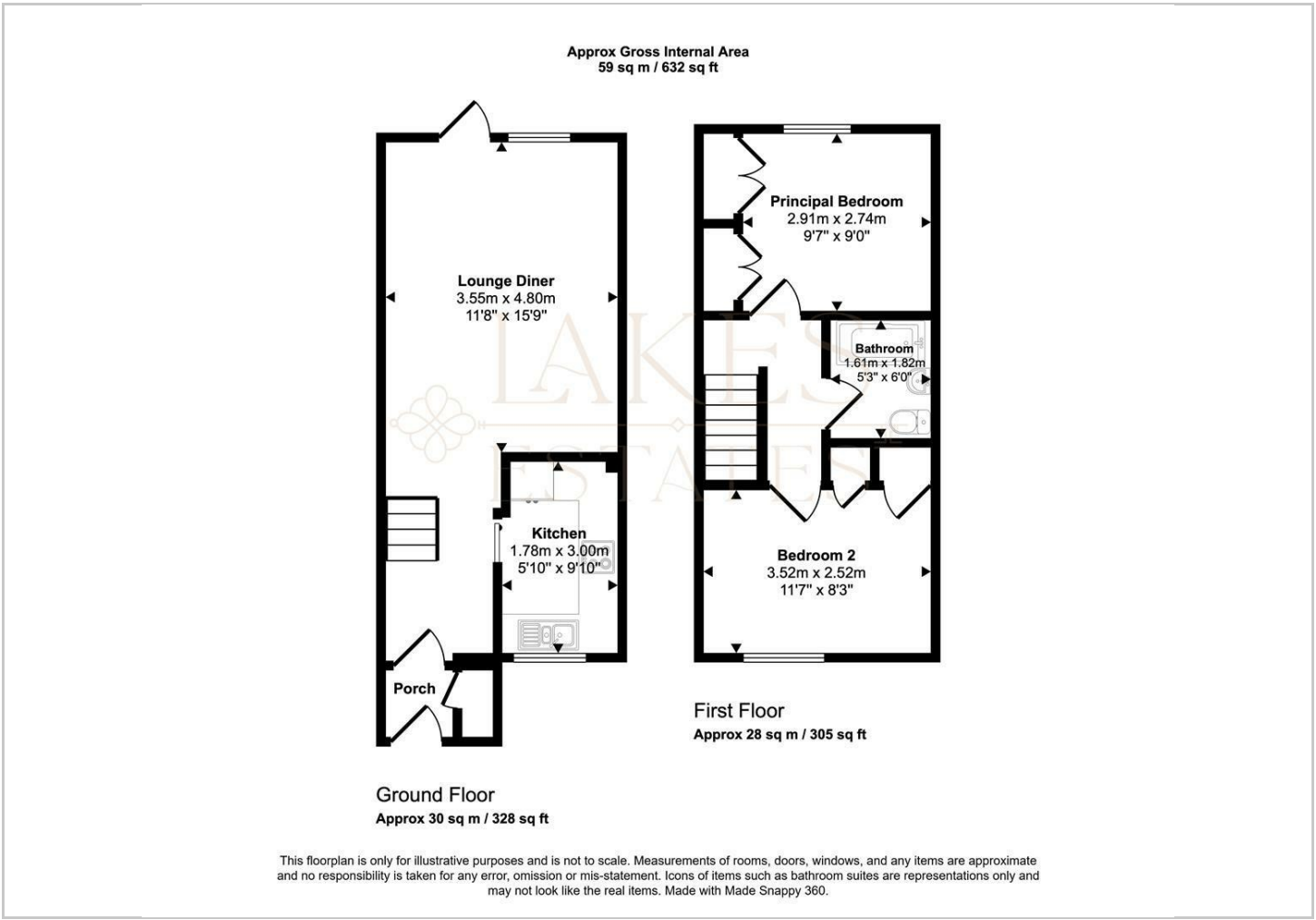
The property is connected to mains electricity, water and drainage, and has gas central heating

## Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

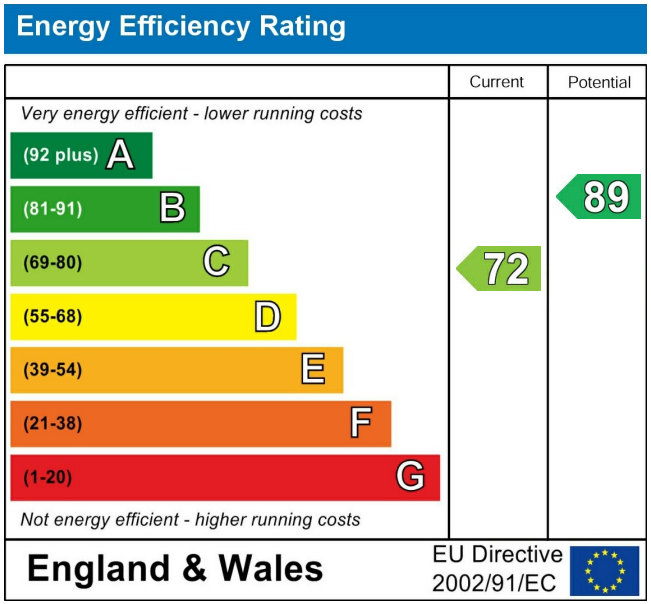
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk https://www.lakesestates.co.uk