



2 bed detached house to buy in

Kirkby Thore, Penrith, Cumbria, CA10 1XN

£125,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedroom detached house
- ✓ Upside down type property
- ✓ Grade II Listed
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A welcoming entrance porch is accessed via double glazed patio doors to the front aspect and features a distinctive exposed brick wall. Double glazed sliding doors lead through to the entrance hall, creating a bright and practical entrance space. From the hall, stairs rise to the upper level accommodation, comprising the kitchen and living room, while a separate staircase descends to the bedroom accommodation below.

The kitchen is well-equipped with a freestanding electric cooker incorporating a four-ring hob and integrated extractor, with provision for a dishwasher and a freestanding fridge/ freezer. Ample worktop space along with a generous range of wall and base units, providing excellent storage and functionality. Part tiled with glazed windows to the side and rear aspects, complemented by an attractive exposed wooden beam.

The spacious living room offers a bright and airy atmosphere, enhanced by two double glazed windows to the front aspect and an additional double glazed window to the side, allowing an abundance of natural light to flood the room. While the décor is somewhat dated, the room provides excellent potential for modernisation. Completing this floor, is a three piece bathroom comprising of, bath, WC and basin with mixer taps. Fully tiled with heated towel rail. Two double glazed windows to rear aspect.

Descend the stairs to the lower floor to find two bedrooms, study/ lower entrance and shower room. Bedroom 1 is a large double bedroom with fitted wardrobes. Double glazed window to side aspect. Bedroom 2 is a small double bedroom with double glazed window, and double glazed floor to ceiling window to side aspect. The lower entrance allows access to the front aspect, and could easily be used as small home office. Three piece shower room features, a shower, WC, basin with heated towel rail.

The property benefits from a low maintenance front garden featuring decorative chipped stones and a selection of shrubs, bordered by an attractive stone wall boundary. A monoblock driveway provides ample off-street parking for multiple vehicles, with access to the integral garage.

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.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Detached House

Parking: Garage

Year built: 1829

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Heating: Electric, Solid Fuel

Electric: National Grid

Water: Direct mains water

Water meter: No

Air conditioning: No



Floor 0



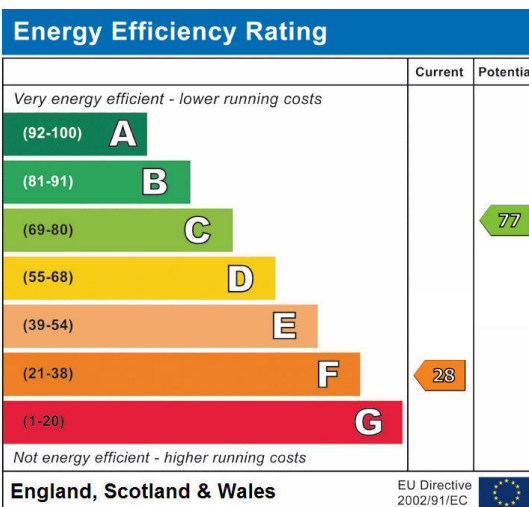
Floor 1

Approximate total area⁽¹⁾
104.1 m²
1122 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.

GIRAFFE360



Kirkby Thore, Penrith, Cumbria, CA10 1XN

Contact your local branch today for more information on this property:

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