

**Auction**

2 bed end of terrace house to buy in CA10

Eamont Bridge, Eamont Bridge, Penrith, Cumbria, CA10 2BX

£85,000

 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Limited Lending
- ✓ 2 Bedroom end terraced house
- ✓ In need of modernisation
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

As you enter through the entrance vestibule, you are greeted by a welcoming entrance hall, allowing access to the kitchen/ diner, sitting room and rear porch/utility room. Carpeted stairs lead you to the upper floor, while a handy storage cupboard under the stairs provides practical space for all your essentials. To the left, the kitchen/diner awaits, with the sitting room, to your right which is a flexible space that can easily be transformed into a 3rd bedroom if desired. This room features a storage cupboard, adding to its practicality and appeal. Double glazed window to front aspect with carpet flooring.

Leading from the entrance hallway through a sliding door into the heart of the home, the kitchen/ diner which offers a chance to design a modern culinary haven. Featuring a free-standing cooker with availability for a fridge and stainless steel sink with hot and cold taps. Ample wall and base units with ample worktop space. Double glazed window to front and rear aspect, bringing in lots of natural light. Part tiled with vinyl flooring. A sliding door seamlessly connects the kitchen/ diner to the living room, enhancing the flow and making entertaining a breeze. The high ceiling enhances the room's airy feel, while windows to both the front and rear aspects flood the space with natural light. At the heart of the room is a classic gas fire with an ornate surround, offering a cosy focal point that, while traditional, invites modern updates to suit your style. Carpet flooring.

The rear porch/utility room allows access to the rear yard and is equipped with a worktop, basin, and plumbing for a washing machine. Single glazed windows to the rear aspect allow natural light to fill the room. There is also a downstairs WC located off the rear porch/ utility room for added convenience.

Venture upstairs to find 2 generous sized bedrooms and family bathroom. The landing offers additional storage, with the thanks of 2 storage cupboards, 1 housing the boiler. Bedroom 1 is a large double bedroom with fitted wardrobes and storage cupboard. Double glazed window to front aspect with carpet flooring. Bedroom 2 is also a large double bedroom with storage cupboard. Four-piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin with hot and cold taps. Double glazed window to front aspect. Part tiled with carpet flooring.

Outside, the small rear yard is enclosed by a brick wall boundary, offering a private space with a dedicated storage area.

Eamont Bridge is a charming village that offers a sense of community and easy access to local amenities and the stunning landscapes of the Lake District. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

We have been advised by the owner that a survey has previously been carried out and the roof has been flagged as attention needed. Please make your own enquiries if you are seeking to get a mortgage on the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: End of terrace house

Parking: None

Year built: 1670

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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