



## PIPE HOUSE, CRICKETERS WALK, PENRITH NEW SQUARES, PENRITH **OIRO £125,000**

Situated close to the town centre this end terrace townhouse offers generous sized accommodation comprising hallway, cloakroom w/c, kitchen/diner and lounge. On the first floor are 3 bedrooms (master en-suite) and a bathroom. Externally is a yard/garden area. Designated parking for one vehicle.

- Terraced Townhouse
- Air Source Heating
- EPC Rating C
- Parking Space

**Communal Entrance**

Secure access into communal hallway with LIFT and stairs to the 5 residential properties in Pipe House.

**Entrance Hall**

Storage cupboard, radiator, under stairs cupboard.

**Cloakroom/WC**

Fitted with a pedestal wash hand basin and w/c, extractor and radiator.

**Kitchen/Diner**

w: 9' 7" x l: 21'

2.93m x 6.40m (measurement's include the units) Fitted with wall and base units, plumbing for washing machine and dishwasher. Integrated fridge/freezer, oven and hob with extractor over. Stainless steel sink set below double glazed window to the front.

Dining area : radiator, tv point and double glazed window.

**Lounge**

w: 12' 3" x l: 16' 6"

3.724x 5.018m Two double glazed windows overlooking the new squares, radiator. Feature fireplace with electric fire and tv point.

**FIRST FLOOR****Landing**

Cupboard housing the water system and double laundry cupboard. Radiator.

**Bathroom/WC**

w: 5' 10" x l: 7' 5"

1.772m 2.263m Fitted with a white three piece suite comprising bath with mains fed shower over, pedestal wash hand basin and w/c. Ladder style heated towel rail. Obscured double glazed window. Tiled splash backs and tiled floor.

**Bedroom 1**

w: 9' 11" x l: 14' 11"

3.03m x 4.54m Double glazed window, fitted wardrobe and radiator.

**En-suite**

Shower enclosure with mains fed shower over, pedestal wash hand basin and w/c. Heated towel rail. Tiled splash backs and floor.

**Bedroom 2**

w: 9' 1" x l: 13' 8"

2.78m x 4.155m Double glazed window with views towards the Beacon, radiator and double cupboard.

**Bedroom 3**

w: 6' 11" x l: 9' 6"

2.10m x 2.90m Double glazed window and radiator.

**Outside**

There is a paved yard/garden area to the front with a shed.

**Tenure**

The property is leasehold 146 years in 2015 (137 years remaining)

**Services**

Mains water, electricity and drainage and telephone subject to BT regulations.

**Viewings**

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

**Agents Note**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

**Local Amenities**

Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools. There are 6 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 2 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities. Carlisle 18 miles and easy access to the M6 and rail links.





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FLOOR 1



FLOOR 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.