



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 E
- 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.

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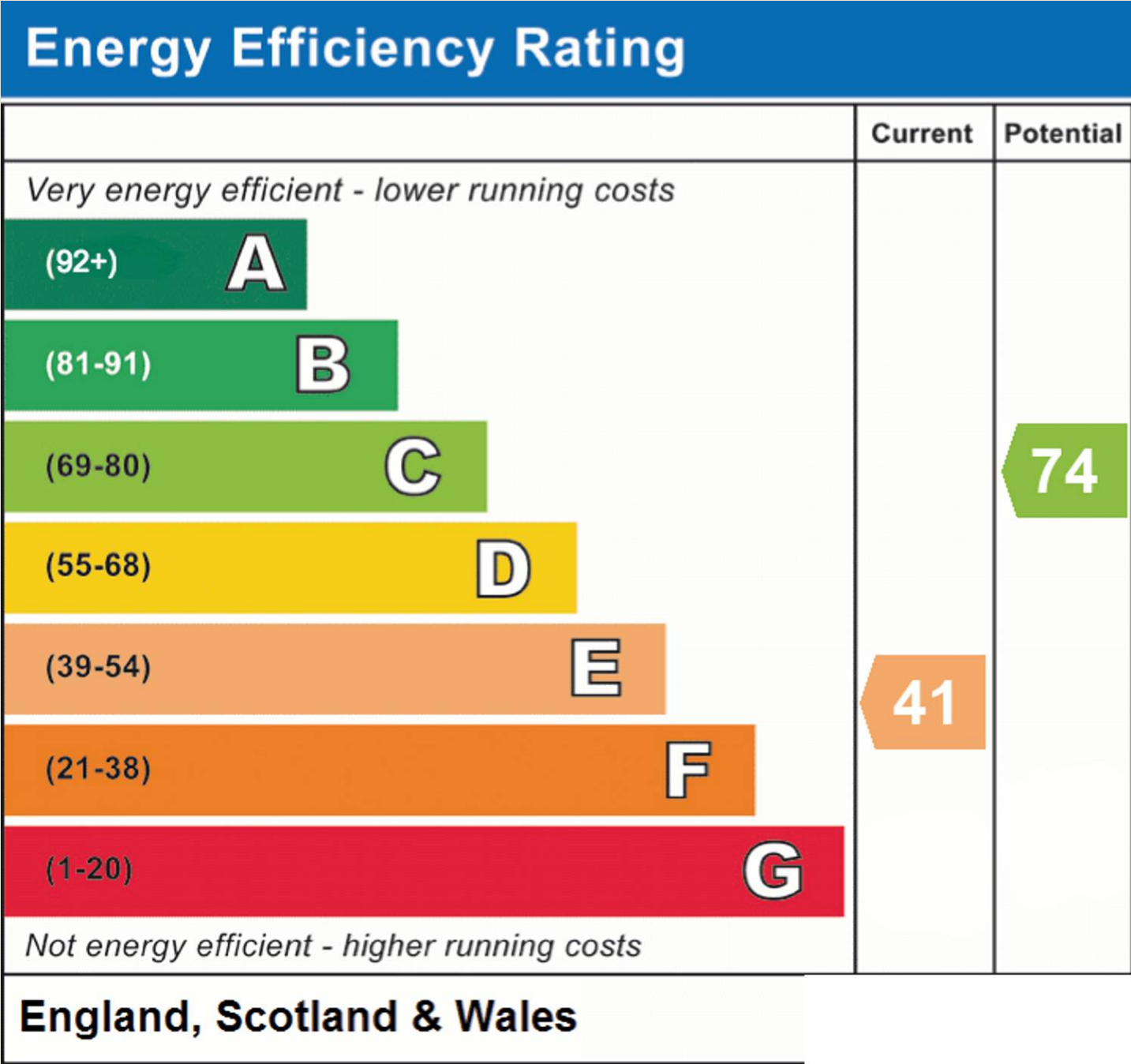
ADDITIONAL INFORMATION

Referral Fee Disclosure

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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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