

# Cumbrian Properties

21 West Lane, Penrith



Price Region £135,000

EPC-D

Mid-terrace property | Located in the heart of Penrith  
Open plan living & dining | 2 bedrooms | 1 bathroom  
Original features | Full of character

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This well presented charming two bedroom mid terrace property is full of character and has plenty of original features. Internally, the property has an open plan lounge and dining kitchen family space. On the first floor, there are two double bedrooms with the added benefit of plenty of storage and a newly fitted modernised shower room. This property is a perfect opportunity for a first time buyer or equally as a buy to let investment. Situated in the heart of Penrith next to many local amenities including schools, shops and regular bus routes and easy access to the M6 motorway. The property comes with double glazed windows and gas central heating throughout.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via a solid wooden door with glazed frosted glass through to the open plan lounge and dining kitchen and staircase to the first floor.

**OPEN PLAN LOUNGE AND DINING KITCHEN (22' x 16')** Lounge area has double glazed windows to the front, radiator, storage cupboards, wooden flooring, cast iron fireplace with stone surround. Kitchen area has built-in breakfast bar, fitted kitchen incorporating sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for a four ring gas cooker with a single oven below and space for a freestanding fridge freezer. Freestanding storage units, partially tiled splashbacks, double glazed window to the side, two radiators, door to the rear, exposed beam and exposed stone leading upstairs.



OPEN PLAN LOUNGE, DINING KITCHEN & BREAKFAST BAR



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### **FIRST FLOOR**

**LANDING** Double glazed Velux window, Doors to family bathroom and doors to bedrooms 1 and 2. Access to bedroom 1 through two separate doors.



FIRST FLOOR LANDING

**BEDROOM 1 (15' x 8'10)** Two double glazed windows to the side, two radiators, vinyl flooring, exposed beam to the ceiling and spotlights.



BEDROOM 1

**BEDROOM 2 (14'1 x 8'3)** Double glazed window to the front, radiator and vinyl flooring.



BEDROOM 2

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**FAMILY SHOWER ROOM** Three piece suite comprising W/C, sink bowl unit with mixer tap, walk-in shower with glass splashback, regular shower attachment and a rainfall shower attachment above. Partially tiled walls and splashbacks, vinyl flooring, ceiling spotlights and heated towel rail.



SHOWER ROOM

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is Tax Band B.

**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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

