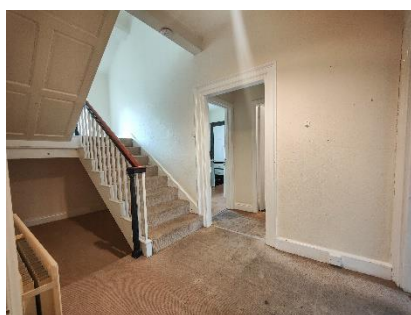


Cumbrian Properties

6a Fell Lane, Penrith



Price Region £165,000

EPC-D

Maisonette | Market town location

1 reception | 3 bedrooms | 1 bathroom

No chain | New 999 year lease + 50% share of freehold

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2/ 6a FELL LANE, PENRITH

An incredibly spacious three bedroom maisonette, in need of general updating, located in the popular New Streets area of Penrith. Arranged over three floors, this property retains much of its charm and character and provides generously proportioned accommodation briefly comprising of private ground floor entrance, hallway with storage cupboard and stairs to the first floor with lounge, one double bedroom, bathroom and kitchen. On the second floor there are two further double bedrooms. Sold with no onward chain and with the benefit of a brand new lease and 50% share of the freehold makes this an attractive purchase for those looking for their first home, as a downsize option or as a viable investment opportunity. Having been successfully let for several years this property would generate a yield of over 5%.

The accommodation with approximate measurements briefly comprises:

Entry via private front door on street level into entrance hallway.

ENTRANCE HALLWAY Tiled flooring, radiator, understairs storage cupboard, half landing with door to a small outside space for bins, stairs to the first floor and double glazed velux skylight.

FIRST FLOOR HALLWAY Radiator, stairs to the second floor, doors to lounge, bedroom 3, kitchen and bathroom.



BIN STORAGE



FIRST FLOOR HALLWAY

KITCHEN (10'9 x 9') Fitted kitchen incorporating single bowl sink with drainer and mixer tap, built in oven and hob, tiled splashbacks and wall mounted boiler. Built in shelved storage cupboard with drawers below, UPVC double glazed window to the rear, wood effect vinyl flooring and radiator.



KITCHEN

3/ 6A FELL LANE, PENRITH

BATHROOM A white suite comprising panelled bath with shower over, low level WC and wash hand basin with tiled splashback. Built in shelved storage cupboard, part tiled walls and radiator.



BATHROOM

LOUNGE (13' x 15') UPVC double glazed window to the front with window seat and a further wood framed double glazed window to the front with window seat, electric fire, radiator, picture rail and two built in cupboards into the alcove.



LOUNGE

BEDROOM 3 (15' x 8'5) UPVC double glazed window to the front with window seat, built in storage cupboard and drawers into one of the alcoves, the second alcove is open with a hanging rail, radiator and picture rail.



BEDROOM 3

4/ 6A FELL LANE, PENRITH

SECOND FLOOR Half landing with single glazed wood framed window with secondary glazed unit. Landing with UPVC double glazed window to the side, loft access and doors to bedrooms 1 & 2.



SECOND FLOOR LANDING

BEDROOM 1 (25'6 max x 11' max) Two double glazed velux skylights and radiator.



BEDROOM 1

BEDROOM 2 (12' x 11'10 max) UPVC double glazed window to the rear and radiator.



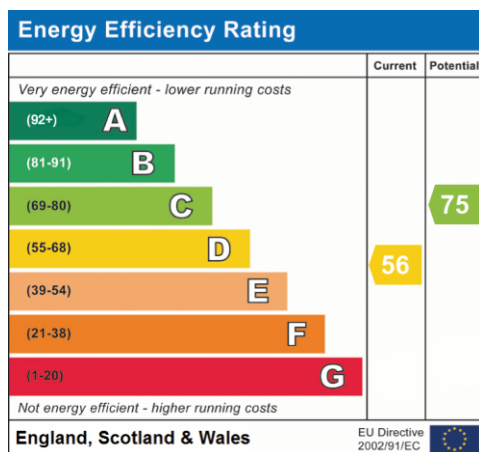
BEDROOM 2

5/ 6A FELL LANE, PENRITH

TENURE We are informed the tenure is Freehold.
New 999 year Lease with 50% share of the Freehold.

COUNCIL TAX We are informed the property is in tax band A

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.



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