

# Cumbrian Properties

8 Musgrave Street, Penrith



Price Region **£220,000**

**EPC-E**

Traditional mid terraced property | Popular area  
2 receptions | 3 bedrooms | 2 bathrooms  
Gardens and parking | Over 3 floors

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## 2/ 8 MUSGRAVE STREET, CASTLETOWN, PENRITH

Situated in the popular Castletown area of Penrith, a traditional three bedroom, two bathroom, end terraced property. The UPVC double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hall, lounge, dining room, kitchen, utility, cloakroom and study/workshop. To the first floor is a good size bedroom and four piece bathroom with a further two bedrooms to the second floor. Front forecourt garden and enclosed rear yard with a further garden area laid to lawn with stone chippings, garden shed and parking area accessed via the rear lane. The property has been a successful buy to let yet equally suitable as a main residence. Situated within walking distance of the town centre with all local amenities close at hand and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into vestibule

**VESTIBULE** Wood effect flooring and glazed door into entrance hallway.

**ENTRANCE HALLWAY** Staircase to the first floor, radiator and doors to lounge and dining room.

**LOUNGE (12'7 max x 11'7)** Coal effect electric fire within a fireplace with marble back and hearth. UPVC double glazed window and radiator.



LOUNGE

**DINING ROOM (12'4 x 12' max)** UPVC double glazed window, radiator, understairs storage cupboard and door with step down into kitchen.



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**KITCHEN (9' x 8'9)** Fitted kitchen with complementary worksurfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with mixer tap. Five burner gas hob with extractor above, integrated oven and integrated microwave. Tiled flooring, radiator, UPVC double glazed window, door to utility and UPVC double glazed rear door.



KITCHEN

**UTILITY (8'9 x 6')** Fitted worksurface, plumbing for washing machine, radiator, tiled flooring, houses the boiler, doors to cloakroom and study/workshop.

**CLOAKROOM** A two piece suite in white comprising low level WC and wall mounted wash hand basin. Tiled flooring and UPVC double glazed frosted window.



UTILITY

**STUDY/WORKSHOP (10'10 max x 8'7 max)** UPVC double glazed window, double glazed velux window, radiator, alcove shelving, ceiling spotlights, mezzanine level and UPVC double glazed rear door.



STUDY/WORKSHOP

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**FIRST FLOOR LANDING** UPVC double glazed window, staircase to the second floor and doors to bedroom and bathroom.

**BATHROOM (8' max x 8' max)** Four piece suite in white comprising shower in tiled cubicle, panelled bath, low level WC and pedestal wash hand basin. Radiator, wood effect vinyl flooring and UPVC double glazed window with bottom pane frosted.



BATHROOM

**BEDROOM 1 (14'6 max x 12'3 max)** Two UPVC double glazed windows, radiator coving to ceiling, understairs storage cupboard and Victorian cast fireplace (decorative purposes only). Door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite in white with shower in tiled cubicle, low level WC and pedestal wash hand basin. Towel rail radiator, wood effect vinyl flooring and ceiling spotlights.



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**SECOND FLOOR LANDING** Doors to further bedrooms.

**BEDROOM 2 (14'6 max x 12'3 max)** Sloping ceiling (restricted head room), double glazed velux window, beams to ceiling and radiator.



BEDROOM 2

**BEDROOM 3 (14'5 max x 12'5 max)** Sloping ceiling (restricted head room), double glazed velux window, beams to ceiling and radiator.



BEDROOM 3

**OUTSIDE** Residents permit parking and walled forecourt garden to the front. To the rear of the property is an enclosed yard and gated access leads to a lawned garden with garden shed and parking area accessed via the rear lane. A side passageway leads to the front and rear of the property.



REAR YARD LEADING TO REAR GARDEN

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REAR GARDEN

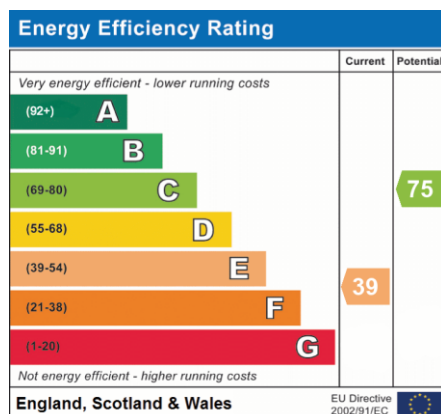


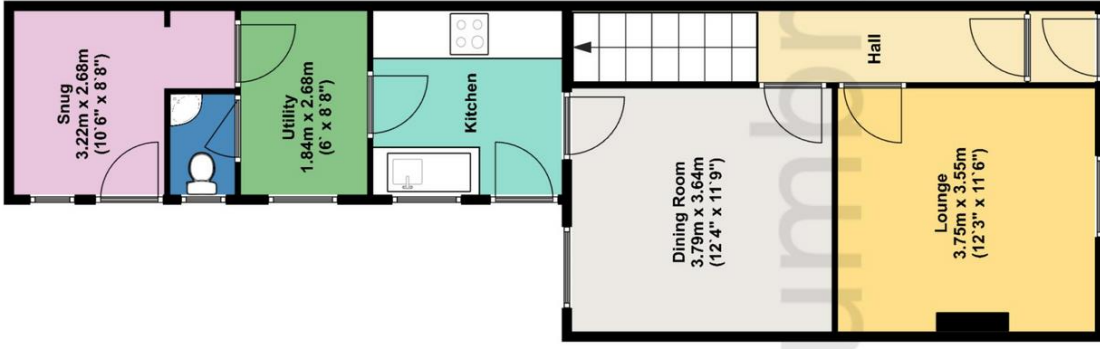
REAR PARKING AREA

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

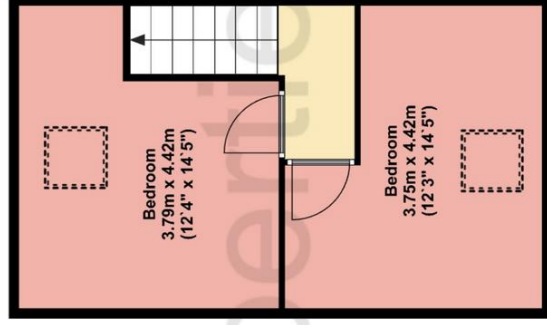




**Ground Floor**  
Approx 56.00 Sq meters (603.00 Sq feet).



**First Floor**  
Approx 34.00 Sq meters (366.00 Sq feet).



**Second Floor**  
Approx 34.00 Sq meters (366.00 Sq feet).