

# Cumbrian Properties

64a Stricklandgate, Penrith



**Price Region £169,995**

**EPC-C**

Semi-detached property | Split-level accommodation

Lounge | 2 bedrooms | 1 bathroom

Allocated parking | Tiered rear garden

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A well-presented, two bedroom, semi-detached property situated within walking distance of the town centre. The UPVC double glazed and gas central heated accommodation briefly comprises kitchen and lounge. To the first floor is a double bedroom with a further bedroom and bathroom to the second floor. Allocated parking to the front of the property and good size, low maintenance rear garden. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into the split level accommodation with door into kitchen.**

**KITCHEN (13' x 12' approx.)** Fitted kitchen incorporating a one and a half bowl stainless steel sink with mixer tap, four ring electric hob with extractor hood above and oven below, plumbing for washing machine, space for fridge and freezer, Worcester boiler, UPVC double glazed window, wood effect laminate flooring, radiator, coving to the ceiling and ceiling spotlights. Staircase down to the lounge and staircase up to the first floor.



KITCHEN

**LOUNGE (13' x 12'4)** Coal effect gas fire with marble back and hearth in a wooden surround, coving to the ceiling, radiator, wood effect flooring, understairs storage cupboard, UPVC double glazed window and composite door to the rear.

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LOUNGE

## FIRST FLOOR

LANDING Door to bedroom 1 and staircase to the second floor.

BEDROOM 1 (12'4 x 9'7) Sloping beamed ceiling, UPVC double glazed window, wood effect flooring and radiator.



BEDROOM 1

## SECOND FLOOR

LANDING Doors to bedroom 2 and bathroom.

BATHROOM (7' x 5'5) Three piece suite comprising rainfall shower and shower attachment above panelled bath, oval vanity unit wash hand basin and low level WC. Fully tiled walls, towel rail radiator, tiled flooring and UPVC double glazed frosted window.



BATHROOM

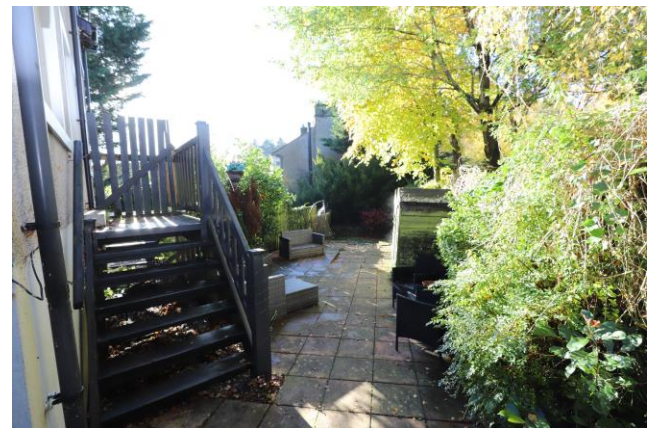
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**BEDROOM 2 (12' x 9')** UPVC double glazed window, radiator and wood effect flooring.



BEDROOM 2

**OUTSIDE** Allocated parking space to the front of the property. Decked area to the rear of the property with steps leading down to the low maintenance, tiered, rear garden incorporating a variety of shrubs, trees and garden sheds with outside tap and rockery to the side leading to a shared pathway providing access to the front of the property.



REAR GARDEN

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FRONT EXTERNAL

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

**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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 