

# Cumbrian Properties

6 Watson Terrace, Penrith



**Price Region £120,000**

**EPC-D**

Mid-terraced property | Heart of Penrith  
1 reception | 2 double bedrooms | Ground floor bathroom  
Ideal first time buy or buy to let investment

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 6 WATSON TERRACE, PENRITH

A charming, mid-terraced, two double bedroom property situated in the heart of Penrith offering well-proportioned living accommodation and presenting an excellent opportunity for first time buyers seeking a comfortable first home as well as investors looking for a strong buy to let prospect. The double glazed and gas central heated accommodation, which is sold with no onward chain, briefly comprises lounge with gas fire, kitchen, rear hall and bathroom. To the first floor there are two double bedrooms. Situated within walking distance of the town centre and an excellent range of local amenities including schools, shops, leisure facilities and transport links. The M6 motorway and mainline railway station are also within easy reach making it ideal for commuters.

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

**UPVC double glazed door into the lounge.**

**LOUNGE (12' x 12')** Double glazed window to the front, radiator, fireplace housing a coal effect gas fire with marble back and hearth. Door and staircase to the first floor and door to kitchen.



LOUNGE

**KITCHEN (8'7 x 7'7)** Fitted kitchen incorporating a four ring gas hob with oven below and extractor hood above, plumbing for washing machine, space for fridge freezer, sink unit with mixer tap, vinyl flooring, double glazed window to the rear and access to the rear hall.



KITCHEN

3/ 6 WATSON TERRACE, PENRITH

**REAR HALL** Doors to the rear yard and bathroom.

**BATHROOM** Three piece suite comprising WC, vanity unit wash hand basin and shower above panelled bath. Boarded splashbacks, vinyl flooring and ceiling spotlight.



BATHROOM

**FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (11'6 x 11')** Double glazed window to the front, built-in storage cupboard and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 7'5)** Double glazed window to the rear, radiator and storage cupboard.



BEDROOM 2

4/ 6 WATSON TERRACE, PENRITH

**OUTSIDE** Enclosed paved rear yard.



REAR YARD

**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.

