

Cumbrian Properties

7 Beacon Edge, Penrith



Price Region £180,000

EPC-D

Mid-terrace | Refurbished kitchen & shower room
1 reception | 2 double bedrooms | Communal rear courtyard
Ideal first time buy or buy to let investment

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This charming and spacious, two bedroom, period property with newly refurbished kitchen and shower room is situated in a sought after area of Penrith. The accommodation briefly comprises spacious lounge, modern kitchen, two double bedrooms and shower room. The property enjoys stunning views of the Lake District and is a perfect opportunity as a buy to let investment or first time buy, equally suitable to those looking to downsize. Situated close to local amenities including schools, shops and bus routes and only a five minute walk into the town centre.

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

Yale lock front door into lounge.

LOUNGE (12' x 11') Double glazed window to the front, staircase to the first floor, open fireplace with stone hearth and decorative surround, laminate flooring, radiator, exposed beams, walkway to the kitchen and understairs storage cupboard.



LOUNGE

KITCHEN Fitted kitchen incorporating stainless steel sink unit, four ring gas cooker, newly fitted washing machine and dishwasher, space for fridge freezer, radiator, laminate flooring, ceiling spotlights, coving, double glazed window and stable door to the shared rear courtyard.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and shower room.

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MASTER BEDROOM (11' x 11' max) Double glazed window to the front, radiator and storage cupboard housing the new boiler.



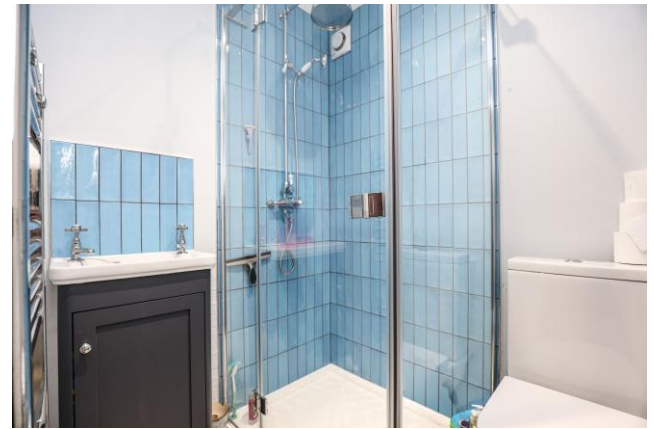
BEDROOM 1

BEDROOM 2 (9' x 8') Double glazed window to the rear, radiator and coving.

SHOWER ROOM Newly refurbished three piece suite comprising vanity unit wash hand basin, WC and walk-in shower unit. Tiled splashbacks, tiled flooring, ceiling spotlights and coving.



BEDROOM 2



SHOWER ROOM

OUTSIDE Gate and walled front forecourt housing a variety of plants and shrubs. To the rear of the property is a shared courtyard with a shared shed.



VIEW TO THE REAR

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.

