

Cumbrian Properties

55 Mary Langely Way, Penrith



Price Region £170,000

EPC-

Terraced property | Views over the playing fields
1 reception | 3 bedrooms | 1 bathroom
Front & rear gardens | No onward chain

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2/ 55 MARY LANGLEY WAY, PENRITH

A three bedroom terraced house tucked away in a quiet location opposite Winters Park playing fields. This well-priced family home provides spacious accommodation, lots of storage space and scope to improve and add value. The accommodation briefly comprises entrance hall, kitchen, lounge, three bedrooms and bathroom. Externally there is a good size garden, readily available on street parking to the rear and views over the playing fields directly opposite the property. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hall

ENTRANCE HALL Radiator, laminate flooring, cloaks cupboard, staircase to the first floor with recess below and doors to rooms.

KITCHEN (13' x 11'8) A range of wall and base units with complementary worksurface incorporating a circular stainless steel sink with mixer tap and tiled splashbacks.

Integrated dishwasher, built-in five ring stainless steel gas hob with cooker hood above, built-in stainless steel electric double oven, space for tumble dryer and plumbing for washing machine. Breakfast bar, space for fridge freezer, double radiator, coving to ceiling, TV point, polished floor tiles and double glazed window to the front with open aspect.



KITCHEN

LOUNGE (17'9 x 11'3) Feature fireplace housing an electric fire with tiled hearth and back panel in an Adams style surround. Dado rail, coving to ceiling, two wall lights, TV point, radiator, double glazed window and double glazed patio doors to the rear garden.



LOUNGE

3/ 55 MARY LANGLEY WAY, PENRITH

FIRST FLOOR

LANDING Coving to ceiling, storage cupboard, further cupboard housing the gas fired central heating boiler and built-in overstairs storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1 (15'3 x 8'10 including fitted furniture) Double glazed window to rear, radiator, picture rail and coving to ceiling. A range of fitted furniture incorporating wardrobes, dressing table, bedside cabinets and bridging unit.

BEDROOM 2 (8'5 x 8') Double glazed window to rear, radiator, laminate flooring and coving to ceiling.



BEDROOM 1



BEDROOM 2

BATHROOM White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Tiled splashbacks, laminate flooring, coving to ceiling, radiator and double glazed window to the front.

BEDROOM 3 (8'9 x 8'7) Double glazed window to the front, coving to ceiling and radiator.



BATHROOM



BEDROOM 3

OUTSIDE To the front of the property is a low maintenance garden laid to paving flags. Lawned rear garden with shrub borders. A gate provides access along a footpath to Pategill Square.

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REAR GARDEN



REAR OF THE PROPERTY



VIEW TO THE FRONT

EPC TO FOLLOW

DIRECTIONS From Penrith office proceed along Middlegate in to Devonshire Street. Keep to the left of the clock tower and proceed in to King Street, continue to the traffic lights and turn left. Take the third turning on the right in to Pategill Road and then immediately left, continue down here around the sharp bend and then turn in to the car park on the left. Mary Langley Way overlooks the recreation area.

PHOTOGRAPHS Please note the internal photographs were taken prior to the last tenancy.

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.

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