

Cumbrian Properties

47 Mill Street, Penrith



Price Region £147,500

EPC-D

Terraced property | Ideal first time buy or investment
1 reception | 2 bedrooms | 1 bathroom
Enclosed rear garden | No chain | Convenient location

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A spacious two bedroom terraced house located in the convenient area of Castletown. The well proportioned accommodation is arranged over three floors and briefly comprises lounge, kitchen utility room, first floor bathroom and double bedroom with the second double bedroom located on the top floor. Outside there is an enclosed rear garden and readily available on street permit parking. Sold with no onward chain, this property would make a wonderful first time purchase or investment opportunity and is currently let achieving £575 pcm.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door to the lounge.

LOUNGE (12' x 11'10) Wood framed double glazed window to the front, radiator, cupboard housing the gas meter and opening through to the inner hallway.



LOUNGE

INNER HALLWAY Stairs to the first floor and door to kitchen.

KITCHEN (12'9 x 8'9) A range of wall and base units, complementary worksurfaces over incorporating a 1.5 bowl sink with drainer and mixer tap. Fitted oven, hob and extractor hood, integrated under the counter fridge, part tiled walls, tile effect flooring, radiator, understairs storage cupboard and wood framed double glazed window to the rear. Door to utility room.



KITCHEN

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UTILITY (7' x 5'7) Plumbing for washing machine, space for additional white goods, wall mounted boiler, wood framed double glazed window to the side and UPVC door out to the garden.

FIRST FLOOR LANDING Wood framed double glazed window to the rear, doors to bedroom and bathroom and door to the staircase to the second floor.

BATHROOM White four-piece suite comprising of bath, walk-in shower cubicle, low level WC and wash hand basin with tiled splashback. Part tiled walls and a wood framed double glazed window to the rear.

BEDROOM 1 (15'9 narrowing to 8'2 x 11'10 narrowing to 6'5) L-shaped room with wood framed double glazed window to the front and radiator.



BATHROOM



BEDROOM 1

SECOND FLOOR LANDING

BEDROOM 2 (14'9 x 11'9) Double glazed Velux window and radiator.



BEDROOM 2

OUTSIDE Enclosed rear garden with flower and shrub borders, gate providing rear access, outside tap and a storage shed.

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REAR GARDEN

TENURE To be confirmed

COUNCIL TAX We are informed the property is in tax band A

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.

