

Cumbrian Properties

22 Wiliam Street, Penrith



Price Region £175,000

EPC-C

Traditional mid terraced property | Popular location

Dining lounge | 3 bedrooms | 1 bathroom

Residents permit parking | Rear yard

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2/ 22 WILLIAM STREET, PENRITH

A traditional three bedroom mid terraced property set over three floors situated in this popular residential area close to the town centre. The UPVC double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hallway, spacious dining lounge and kitchen. To the first floor are two bedrooms and a further bedroom and newly fitted four piece bathroom to the second floor. Enclosed rear yard and residents on street permit parking. Situated within walking distance of the town centre with all of the amenities that Penrith has to offer. Ideal first time buy or buy to let investment and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Coving to ceiling and door to entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, radiator, cornice and coving, door to dining lounge.

DINING LOUNGE (25'5 to kitchen door x 13' max)

LOUNGE AREA Gas fire within a sandstone fireplace with mantle and hearth. Alcove shelving, coving to ceiling and UPVC double glazed window. Opening through to dining area.



LOUNGE AREA

DINING AREA Radiator, UPVC double glazed window and doors to understairs storage cupboard and kitchen.



DINING AREA

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KITCHEN (11' x 9') Fitted kitchen with complementary worksurfaces and splashbacks, stainless steel single drainer sink unit with mixer tap, four ring electric hob with glass splashback, extractor above and oven below. Plumbing for washing machine, space for fridge/freezer, tile effect flooring, radiator, ceiling spotlights, UPVC double glazed window and UPVC double glazed rear door.



DINING KITCHEN

FIRST FLOOR Half landing with UPVC double glazed window. Landing with doors to bedrooms and staircase to the second floor.

BEDROOM 1 (16' x 12') UPVC double glazed window, radiator, coving to ceiling and built in storage cupboard.



BEDROOM 1

BEDROOM 2 (11'9 x 9'7) UPVC double glazed window, radiator and built in storage cupboard.



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SECOND FLOOR Half landing with storage cupboard housing the boiler.
Landing with loft access, doors to storage cupboard, bedroom and bathroom.

BEDROOM 3 (15'9 x 11'10) Sloping ceiling – restricted head room. Double glazed velux window and radiator.



BEDROOM 3

BATHROOM (9'6 x 9'5 max) Four piece suite in white with shower in walk-in cubicle, panelled bath, low level WC and vanity unit wash hand basin. Touch control illuminated mirror, built in storage cupboards, towel rail radiator, tile effect shower boarding to walls, wood effect flooring and double glazed velux window.



BATHROOM

OUTSIDE Enclosed rear yard with gated access to the side alleyway which the property has right of access through. Residents on street permit parking.

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

