

Cumbrian Properties

8 Milner Mount, Penrith



Price Region £160,000

EPC-

Mid-terrace property | Driveway
1 reception | 3 bedrooms | 1 bathroom
Spacious rear garden | Popular location

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 8 MILNER MOUNT, PENRITH

This spacious three double bedroom mid-terrace home offers a convenient layout of an open-plan dining kitchen leading you into a spacious dining lounge. To the first floor there are three double bedrooms and modern family bathroom. While outside, the generously sized tiered rear gardens offer excellent low maintenance space and a driveway to the front. This property is conveniently positioned close to local amenities, schools and transport links and has double glazing and gas central heating throughout.

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

Entrance via a glazed UPVC door to the spacious dining kitchen.

DINING KITCHEN (21' x 8') Fitted kitchen incorporating four ring Lamona gas cooker with extractor above, integrated double oven, space and plumbing for a standing fridge/freezer, stainless steel sink with double basin and mixer tap. Partially tiled walls and splashbacks, tiled flooring, radiator, coving to the ceiling, double glazed window to the rear and a UPVC door to the rear garden and solid wooden door to the inner hallway.



DINING KITCHEN

3/ 8 MILNER MOUNT, PENRITH

INNER HALLWAY Solid wooden door to the dining lounge

DINING LOUNGE (22' x 11') Double glazed bay window to the front, double glazed UPVC patio doors to the rear garden, coal effect gas fire sat on a decorative marble base with matching surrounds, coving to the ceiling, radiator and a solid wooden door to a storage cupboard.



DINING LOUNGE

STAIRCASE TO THE

FIRST FLOOR To the half landing there is a double glazed window looking to the rear.

FIRST FLOOR

LANDING Solid wooden doors to all three bedrooms and family bathroom.

BEDROOM 1 (12' x 11') Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

4/ 8 MILNER MOUNT, PENRITH

BEDROOM 2 (13' x 10') Double glazed window to the front, radiator and space for fitted wardrobes.



BEDROOM 2



BEDROOM 3 (9' x 9') Double glazed window to the rear and radiator.



BEDROOM 3

FAMILY BATHROOM Three piece white suite comprising WC, sink basin with mixer tap, panelled bath with shower over the bath with vinyl splashbacks. Partially tiled walls and splashbacks, two frosted double glazed windows to the rear, vinyl flooring and radiator.



FAMILY BATHROOM

5/ 8 MILNER MOUNT, PENRITH

OUTSIDE To the front of the property is a driveway leading to the front door. To the rear of the property is a multi-tiered garden with rear gate access, plenty of space with surrounding fence.



REAR GARDEN

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.

EPC GRAPH TO
FOLLOW