

Cumbrian Properties

3 Lowther House, Foster Street, Penrith



Price Region **£147,000**

EPC-G

Semi-detached cottage | Grade II listed building
1 reception | 2 double bedrooms | 1 bathroom
Private parking | Cul-de-sac location

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2/ 3 LOWTHER HOUSE, FOSTER STREET, PENRITH

This immaculately presented two double bedroom period property situated in the heart of Penrith is a perfect opportunity for a first time buyer or equally for a buy to let investment. The Grade II listed property which is full of character and charm briefly comprises entrance hallway, dining kitchen and lounge with understairs storage. To the first floor there are two double bedrooms, both with storage and a modern three piece family bathroom. Externally, the property benefits from private parking and is situated on a no-through road in a private cul-de-sac. The property is close to many local amenities including schools, shops and regular bus routes with easy access to the M6 motorway and to the Lake District National Park. Sold with the benefit of no onward chain.

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

Entrance via a glazed solid wooden door through to the entrance hallway.

ENTRANCE HALLWAY Door to the dining kitchen and lounge.

DINING KITCHEN (15' x 9'5) Fitted kitchen incorporating 1.5 bowl stainless steel sink with drainer and mixer tap, four ring Bosch induction hob with an oven below, space and plumbing for washing machine, space and plumbing for dishwasher and space for freestanding fridge freezer. Partially tiled walls and splashbacks, double glazed window to the rear, radiator, vinyl flooring, exposed beam and ceiling spotlights.



DINING KITCHEN

LOUNGE (12'5 x 12') Double glazed window to the side, radiator, understairs storage cupboard and staircase to the first floor.



LOUNGE

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FIRST FLOOR

LANDING Radiator, double glazed Velux window & doors to two bedrooms & bathroom.



FIRST FLOOR LANDING

BEDROOM 1 (13'5 x 10') Double glazed window to the front, storage cupboard & radiator.



BEDROOM 1

BEDROOM 2 (11'2 x 8'4) Double glazed window to the side, storage cupboard & radiator.



BEDROOM 2

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FAMILY BATHROOM Three piece white suite comprising sink, WC & shower over panelled bath. Partly tiled walls & splashbacks, radiator, double glazed Velux window and ceiling spotlight.



FAMILY BATHROOM

OUTSIDE This property has private parking.

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.

