

# Cumbrian Properties

1 Elm Terrace, Penrith



Price Region £175,000

EPC-

Terraced house | Close to town centre  
2 receptions | 4 bedrooms | 1 bathroom  
Gardens | In need of full renovation

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## 2/ 1 ELM TERRACE, PENRITH

A four bedroom terraced property in need of full renovation located a short walk from the town centre. Internally the spacious accommodation is arranged over three floors and briefly comprises of entrance hallway, lounge, dining room, kitchen, two first floor bedrooms and bathroom with two further bedrooms on the second floor. Outside the property boasts a garden with a stone built outhouse, lawned front garden and residents permit parking. This impressive property offers huge potential for those looking to take on a project and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via wooden door into entrance hallway.

**ENTRANCE HALLWAY** Radiator, Parquet flooring, staircase to the first floor and doors to lounge the dining room.

**LOUNGE (13'9 x 11'9)** Sash window to the front, radiator, tiled fireplace, picture rail and coving to ceiling.

**DINING ROOM (14' x 11'10)** Sash window to the rear, picture rail, gas fire, radiator and two storage cupboards built into one of the alcoves. Door to the kitchen.



LOUNGE



DINING ROOM

**KITCHEN (11'3 x 8'3)** Two single glazed windows to the side, wall and base units with worksurfaces, single bowl sink with drainer, plumbing for washing machine and space for fridge/freezer. Understairs storage cupboard housing the meters, door to the courtyard and a single glazed door leads to a shared ginnel.



KITCHEN

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**FIRST FLOOR LANDING** Feature window to the rear, radiator and doors to bathroom and bedrooms 1 and 2. Understairs storage cupboard and door to the stairs to the second floor landing.

**BEDROOM 1 (13'3 x 11'8)** Radiator and sash window to the front with a lovely view towards the Beacon.



FEATURE WINDOW



BEDROOM 1

**BEDROOM 2 (12' x 11')** Radiator and sash window to the rear.

**BATHROOM** A white suite comprising of shower over bath, low level WC and wash hand basin with storage cupboards underneath. Radiator, single glazed window to the front and built in shelved airing cupboard with shelves housing the hot water tank.



BEDROOM 2



BATHROOM

**SECOND FLOOR LANDING** Double glazed skylight and doors to bedrooms 3 and 4.



SECOND FLOOR LANDING



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**BEDROOM 3 (16'6 x 10'8)** Feature window to the front with a lovely view towards the Beacon.



BEDROOM 3

**BEDROOM 4 (9'10 x 8'6)** Double glazed skylight and wash hand basin.



BEDROOM 4

**OUTSIDE** Lawned front garden and residents permit parking available. To the rear of the property there is a courtyard with stone outbuilding and access through to the rear garden which is in need of clearing.



FRONT GARDEN



REAR COURTYARD

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TENURE We are informed the tenure is Freehold

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

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