

# Cumbrian Properties

8 Mill Street, Penrith



**Price Region £190,000**

**EPC-**

Mid-terraced property | Over three floors  
Spacious reception & lounge | 4 bedrooms | 2 bathrooms  
Popular location | No onward chain

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## 2/ 8 MILL STREET, PENRITH

This spacious and versatile, four bedroom, mid-terraced property, situated in the heart of Penrith, is an excellent opportunity for investors or families alike. Boasting four generously sized bedrooms and with an added benefit of a fully functioning outhouse, the property is spaced over three floors and is a perfect opportunity for a growing family. The property is situated next to many local amenities in a sought after area, close to the town centre where there are shops, schools and regular bus routes. This property is recently decorated with new carpets throughout and is being sold with no onward chain. Previously successfully rented and is a registered HMO and fully compliant with all local government regulations.

The accommodation with approximate measurements briefly comprises:

Entrance via UPVC door to the entrance vestibule and door to the hallway.

**HALLWAY** Radiator, doors to the front reception room, dining lounge and staircase to the first floor.

**FRONT RECEPTION ROOM (14' x 13')** Double glazed windows to the front and radiator.



RECEPTION ROOM

**REAR DINING LOUNGE (14' x 13')** Double glazed window to the rear, radiator, door to the understairs storage, door to the kitchen.



DINING LOUNGE

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**KITCHEN (15' x 11')** Fitted kitchen incorporating stainless steel sink unit with mixer tap, four ring electric hob with extractor hood above and oven below, plumbing and space for washing machine, fridge/freezer and dishwasher. Radiator, double glazed windows to the rear and double glazed UPVC doors to the rear garden and laminate flooring.



KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to the shower room, bathroom and bedrooms 2, 3 and 4. Stairs to the second floor.



FIRST FLOOR LANDING

**SHOWER ROOM** Three piece suite comprising W/C, sink unit, walk-in shower. Heated towel rail, tiled flooring, Worcester boiler.



SHOWER ROOM

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**BATHROOM** Three piece suite comprising W/C, panelled bath, sink unit, tiled splashback, double glazed frosted glass window to the rear, tiled flooring, heated towel rail.



BATHROOM

**BEDROOM 2 (14' x 11')** Radiator and double glazed window to the rear.

**BEDROOM 3 (13' x 10')** Radiator, coving to the ceiling and double glazed window to the front.

**BEDROOM 4 (10' x 7')** Radiator and double glazed window to the front.



BEDROOM 2



BEDROOM 3



BEDROOM 4



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Stairs to the second floor with access to the master bedroom.

**MASTER BEDROOM (20' max x 11')** Radiator and two double glazed Velux windows.



MASTER BEDROOM

**OUTSIDE** Low maintenance rear garden, gate access, double glazed UPVC door to the outhouse.

**OUTHOUSE (11' x 10')** Double glazed window to the rear, tiled flooring and storage units. Fully insulated and has power.



REAR GARDEN AND OUTHOUSE

**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.