

Cumbrian Properties

31 Albert Street, Penrith



Price Region £150,000

EPC-

Grade II listed property | Set over three floors

1 reception | 2 bedrooms | 1 bathroom

Enclosed rear yard | Town centre location

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A well-presented, three storey, Grade II listed terraced property situated in the town centre close to all amenities that Penrith has to offer. The accommodation, with gas central heating and wood burning stove, briefly comprises lounge, inner hall and kitchen. To the first floor is the bathroom and bedroom 2 with a light and airy, spacious master bedroom to the second floor. The property also benefits from an enclosed rear yard. Ideal first time buy, buy to let or second/holiday home investment. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (16' incorporating inner hall x 13' max) Inset fireplace housing a wood burning stove with sandstone hearth and oak lintel. Sash window to the front, radiator, beamed ceiling, wood effect flooring, door and staircase to the first floor and opening to the inner hall.



LOUNGE

INNER HALL Tiled flooring and steps up to the kitchen.

KITCHEN (7'3 x 6'4) Fitted kitchen incorporating a stainless steel sink with mixer tap, freestanding electric cooker with extractor hood above, plumbing for washing machine and Baxi boiler. Sash window, radiator, tiled flooring, loft access and door to the rear.



KITCHEN

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FIRST FLOOR

LANDING Sash window, radiator, good size storage cupboard, beamed ceiling, door and staircase to the second floor, doors to bathroom and bedroom 2.

BATHROOM (10' max x 6'3 max) Three piece suite comprising shower above panelled bath, WC and pedestal wash hand basin. Part tiled walls, vinyl flooring and radiator.



BATHROOM

BEDROOM 2 (9'8 x 6'4) Sash window, radiator and built-in wardrobe.



BEDROOM 2

SECOND FLOOR

BEDROOM 1 (16'4 max x 13'4 max – irregular shaped walls) Sash windows to the front and rear, beamed ceiling, two radiators, exposed varnished floorboards and access to a boarded loft via a pull-down ladder.



BEDROOM 1

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OUTSIDE Enclosed rear yard.



REAR YARD



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

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.