

Cumbrian Properties

5 Mill Street, Castletown



Price Region £150,000

EPC-D

Traditional mid-terraced property | Some upgrading required

2 receptions | 4 bedrooms | 1 bathroom

Enclosed rear yard | Residents parking

01768 867788

Corney Square, Penrith CA11 7PX

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

2/ 5 MILL STREET, CASTLETOWN, PENRITH

Situated in the popular Castletown area of Penrith, a three storey, four bedroom, two reception room, traditional mid-terraced property which does require some upgrading. The double glazed and gas central heated accommodation briefly comprises vestibule, entrance hall, lounge, dining room and kitchen. To the first floor there are two bedrooms and four piece bathroom. To the second floor there are two further attic bedrooms. Enclosed rear yard and residents permit parking to the front of the property. The property has been utilised as a successful buy to let over several years but is equally suitable as a main residence. Situated close to a variety of local amenities including schools, shops, main road and rail links and all amenities in Penrith town centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Glazed door into entrance hall.

ENTRANCE HALL Staircase to first floor, radiator, doors to lounge and dining room.

LOUNGE (13'7 max x 10'8 max) UPVC double glazed window and radiator.



LOUNGE

DINING ROOM (14'3 max x 10' max) UPVC double glazed window, radiator, understairs storage cupboard and opening to the kitchen.

KITCHEN (13'4 x 6'6) Fitted kitchen incorporating a stainless steel sink unit, four ring electric hob with oven below, plumbing for washing machine and space for fridge freezer. Radiator, UPVC double glazed window and UPVC double glazed door to the rear.



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FIRST FLOOR

HALF LANDING Door and step down to bathroom.

LANDING Doors to bedrooms and staircase to the second floor.

BATHROOM (14'7 max x 6'5 max) Four piece suite comprising corner shower cubicle, panelled bath, pedestal wash hand basin and low level WC. UPVC double glazed frosted window, radiator and cupboard housing the Baxi boiler.



BATHROOM

BEDROOM 1 (13'4 max x 13' max) UPVC double glazed window and radiator.

BEDROOM 2 (14' x 7') UPVC double glazed window and radiator.



BEDROOM 1



BEDROOM 2

SECOND FLOOR

LANDING Sloping ceiling and opening to the attic rooms.

ATTIC ROOM 1 (13' max x 9'4 to under eaves storage) Sloping ceiling, double glazed Velux window and radiator.

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ATTIC ROOM 1

ATTIC ROOM 2 (11'4 to under eaves storage x 7') Sloping ceiling, double glazed Velux window, radiator and loft access.



ATTIC ROOM 2

OUTSIDE Enclosed rear yard with gated access to the rear lane.



REAR YARD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.