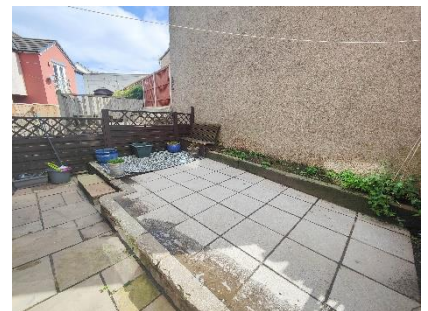


# Cumbrian Properties

16 Bridge Street, Penrith



**Price Region £145,000**

**EPC-**

Terraced house | Ideal FTB or BTL  
1 reception room | 2 bedrooms | 1 bathroom  
Allocated parking | No onward chain

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## 2/ 16 BRIDGE STREET, PENRITH

A deceptively spacious, modern, terraced house with parking and an enclosed rear garden located in the popular and convenient area of Castletown close to the town centre, supermarkets and train station. Internally the property provides well-appointed accommodation briefly comprising entrance hall, cloakroom, spacious lounge and dining kitchen, two double bedrooms and family bathroom. Externally, the property boasts an enclosed rear garden and allocated parking. This is an attractively priced home that would make a wonderful first time purchase or investment opportunity and could be sold with the tenant in situ. No onward chain.

The accommodation with approximate measurements briefly comprises:

**Double glazed front door into entrance hallway.**

**ENTRANCE HALL** Radiator, wood effect laminate flooring, staircase to the first floor, doors to lounge and cloakroom.

**CLOAKROOM** Low level WC, wash hand basin with tiled splashback, tiled floor, radiator, UPVC double glazed window to the side and built-in storage cupboard.



CLOAKROOM

**LOUNGE (12'6 x 10'9)** UPVC double glazed window to the front, radiator, laminate flooring and door to dining kitchen.



LOUNGE

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**DINING KITCHEN (16'2 x 8'5)** Fitted kitchen incorporating built-in oven and hob with extractor hood above, plumbing for washing machine, space for fridge freezer and single bowl sink with mixer tap. Part tiled walls, wall mounted boiler, radiator, wood effect flooring, understairs storage cupboard, double glazed door to the garden and UPVC double glazed window to the rear.



DINING KITCHEN

**FIRST FLOOR LANDING** Loft access, doors to bedrooms and bathroom.

**BATHROOM** Three piece suite comprising shower over bath, low level WC and wash hand basin. Part tiled walls, tiled floor, radiator and UPVC double glazed window to the rear.



BATHROOM

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**BEDROOM 1 (12'6 x 8'5)** UPVC double glazed window to the front, radiator with decorative cover, wood effect laminate flooring and spacious built-in shelved storage cupboard with radiator.

**BEDROOM 2 (10'9 x 8'9)** Wood effect laminate flooring, UPVC double glazed window to the rear and radiator.



BEDROOM 1



BEDROOM 2

**OUTSIDE** Enclosed low maintenance rear garden with paved patio seating area and raised flower bed. To the front is allocated parking for one car.



GARDEN



PARKING

**DIRECTIONS** From the mini roundabout adjacent to Morrison's Supermarket go over the railway bridge into Castletown. Take the right hand fork into Howard Street and then turn immediately right into Cross Street. Proceed directly across Brougham Street and Mill Street into York Street at the far end of which is a right turn into Bridge Street. Number 16 is on the left hand side of the road.

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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.



EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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