

Cumbrian Properties

40 Stricklandgate, Penrith



Price Region **£77,500**

EPC-

Mid-terraced property | In need of refurbishment

1 reception room | 1 bedroom | 1 bathroom

Ideal FTB or investment | No onward chain

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2/ 40 STRICKLANDGATE, PENRITH

A one bedroom, terraced property located a short walk from the town centre. In need of refurbishment this property would appeal to anyone looking for an affordable home to put their own stamp on. Internally, the accommodation briefly comprises lounge, kitchen and rear hall. First floor bathroom and double bedroom. Outside the property has a small enclosed rear garden. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Wooden front door into the lounge.

LOUNGE (16'9 x 10'4) Wood framed single glazed window to the front, gas fire, radiator and door to kitchen.



LOUNGE



KITCHEN

KITCHEN (9' x 7') Wood framed single glazed window to the rear, radiator and door to the rear hall.

REAR HALL Radiator, staircase to the first floor and wood framed single glazed door to the garden.

FIRST FLOOR

LANDING Doors to bedroom and bathroom.

BATHROOM (6'8 x 6') Panelled bath, wash hand basin, tiled splashbacks, radiator and wood framed single glazed window to the rear.



BATHROOM



BEDROOM

3/ 40 STRICKLANDGATE, PENRITH

BEDROOM (10'8 x 10') Wood framed single glazed window to the front, radiator, loft access and shelved cupboard housing the hot water cylinder.

OUTSIDE Small enclosed rear garden.



GARDEN



GARDEN

TENURE To be confirmed by the vendor.

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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