

# Cumbrian Properties

30 Musgrave Street, Penrith



**Price Region £190,000**

**EPC-D**

Terraced property | Over three floors  
2 receptions | 4 bedrooms | 1 bathroom  
Low maintenance gardens | Detached garage

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

2/ 30 MUSGRAVE STREET, PENRITH

**SOLD SUBJECT TO CONTRACT.**

Set in this popular area of Penrith less than ten minutes' walk from the town centre this substantial, four bedroom family home provides spacious accommodation arranged over three floors. The centrally heated accommodation briefly comprises two reception rooms, kitchen, four bedrooms and family bathroom. Low maintenance front garden, good size lawned rear garden and detached garage.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the vestibule.**

**VESTIBULE** Part glazed door into entrance hall.

**ENTRANCE HALL** Radiator, staircase to the first floor, doors to lounge and dining room.

**LOUNGE (12'5 x 11')** UPVC double glazed window to the front, radiator, exposed floorboards and arched alcove incorporating shelving and storage cupboard.



LOUNGE

**DINING ROOM (12'4 x 11')** Secondary glazed sash window, radiator, understairs storage cupboard and exposed floorboards. Door to kitchen.



DINING ROOM



3/ 30 MUSGRAVE STREET, PENRITH

**KITCHEN (15'2 x 8'2)** A range of wall and base units with complementary worksurfaces, single bowl sink unit with mixer tap. Fitted oven and hob, plumbing for washing machine and space for fridge freezer. Radiator, larder cupboard, door to the garden.



KITCHEN

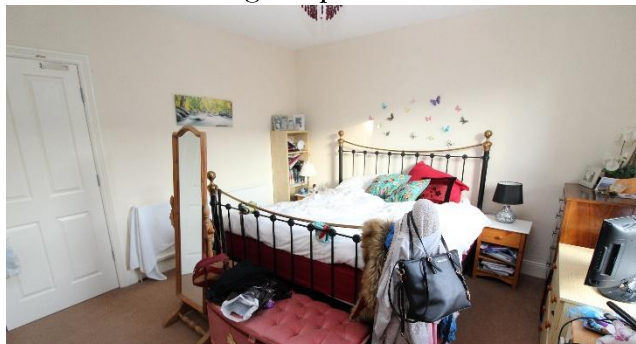
**FIRST FLOOR LANDING** Radiator, staircase to the second floor, doors to bedrooms and bathroom.

**BATHROOM** White three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Radiator, part tiled walls, cupboard housing the boiler, and secondary glazed sash window to the rear.



BATHROOM

**BEDROOM 1 (14'6 x 12'4)** Two UPVC double glazed windows to the front, radiator and understairs storage cupboard.



BEDROOM 1

4/ 30 MUSGRAVE STREET, PENRITH

**BEDROOM 2 (12'4 x 8'3)** Secondary glazed sash window to the rear and radiator.

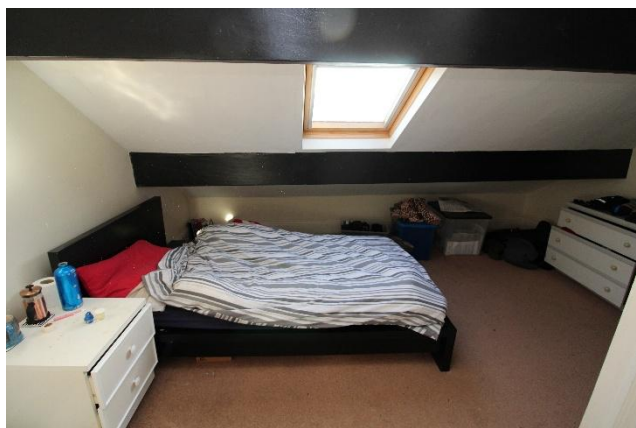


BEDROOM 2

**SECOND FLOOR LANDING** Doors to two further bedrooms.

**BEDROOM 3 (14'5 narrowing to 7'6 x 11'8 max)** Double glazed Velux window and radiator.

**BEDROOM 4 (14'5 narrowing to 11'2 x 8'10)** Double glazed Velux window and radiator.



BEDROOM 4

**OUTSIDE** Walled front garden with pathway to the front door. Low maintenance rear garden with lawned area and gate providing rear access.



5/ 30 MUSGRAVE STREET, PENRITH

**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.

