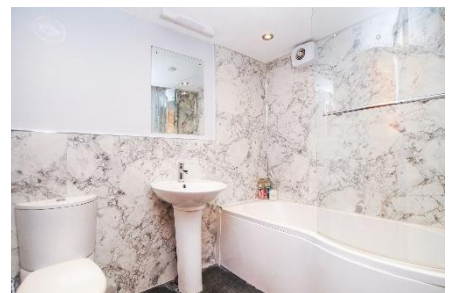


# Cumbrian Properties

3 Castlegate Mews, Penrith



**Price Region £140,000**

**EPC-E**

Townhouse | Set over 3 floors  
2nd floor open plan living | 2 double bedrooms | 1 bathroom  
Ideal first time buy or buy to let | Close to town centre

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## 2/ 3 CASTLEGATE MEWS, CASTLEGATE, PENRITH

This two double bedroom townhouse is set over three floors and benefits from gas central heating and full double glazing. The accommodation briefly comprises an entrance hall, ground floor double bedroom, utility room and cloakroom. To the first floor there is a further double bedroom and a three-piece bathroom. The second floor offers an open-plan lounge, dining area and kitchen with integrated appliances, a Juliette balcony to the front and Velux windows to the rear providing plenty of natural light. The property is accessed just off Castlegate via a stone archway leading to a shared courtyard. This home would make an ideal first-time purchase or buy-to-let investment.

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

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (19' x 3'5)** Radiator, staircase to the first floor, fitted storage cupboard and doors to the utility, cloakroom and bedroom.



ENTRANCE HALL

**GROUND FLOOR BEDROOM (9'5 x 9'5)** Double glazed UPVC window to the front and radiator.



GROUND FLOOR BEDROOM

3/ 3 CASTLEGATE MEWS, CASTLEGATE, PENRITH

**UTILITY ROOM (9' x 5')** Radiator, plumbing for washing machine, tile effect vinyl flooring, door to understairs storage and door to the cloakroom.

**CLOAKROOM (5' x 3')** Two piece suite comprising wash hand basin and WC. Tiled splashback, tile effect vinyl flooring and houses the Baxi gas boiler.



UTILITY ROOM



CLOAKROOM

## **FIRST FLOOR**

**LANDING** Radiator, doors to bedroom and bathroom and staircase to the second floor.

**BEDROOM 2 (13' x 9'5)** Double glazed UPVC window to the front, radiator, telephone entry intercom system.



BEDROOM 2



**BATHROOM (8' x 6')** Three piece suite comprising shower over panelled bath, sink with mixer tap & WC. Panelled splashback, heated towel rail, slated tiled flooring.



BATHROOM



4/ 3 CASTLEGATE MEWS, CASTLEGATE, PENRITH

## **SECOND FLOOR**

### **OPEN PLAN DINING LOUNGE/KITCHEN**

**LIVING AREA (18'5 x 13'5)** Double glazed UPVC door to the Juliette balcony to the front, two Velux windows to the rear, radiator, wood effect laminate flooring.

**KITCHEN** Fitted kitchen incorporating sink with drainer and mixer tap, tiled splashback, electric oven and grill with four burner gas hob, Perspex splashback and extractor hood above and entry intercom system.



OPEN PLAN DINING LOUNGE & KITCHEN

**OUTSIDE** To the front of the property is a shared access courtyard for neighbouring properties with archway leading through on to Castlegate.

**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.