

Cumbrian Properties

15 Mill Street, Penrith



Price Region £165,000

EPC-D

Period property | Sought after area
2 receptions | 2 double bedrooms | 1 bathroom
Rear yard | Ideal first time buy or buy to let investment

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 15 MILL STREET, PENRITH

This charming, well-presented two double bedroom, two reception room period property is a perfect opportunity for first time buyers or as a buy to let investment. The double glazed and gas central heated property briefly comprises entrance vestibule, a spacious front lounge with coal effect gas fire, dining room with understairs storage, modern fitted kitchen, rear hall and four piece family bathroom. To the first floor there are two double bedrooms. Externally, there is a paved rear yard with gated rear access. Situated in a sought after area, the property is a five minute walk from Penrith town centre and close to many local amenities including schools, shops and regular bus routes with easy access to the M6 motorway.

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

Entrance via a glazed wooden door through to the entrance vestibule.

ENTRANCE VESTIBULE Glazed wooden door through to front lounge.

FRONT LOUNGE (12' x 11') Coal effect gas fire sat on a marble base with marble surround, radiator, double glazed window to the front and door to the dining room.



LOUNGE

DINING ROOM (11' x 11') Understairs storage cupboard, double glazed window to the rear, radiator, staircase to the first floor and wooden glazed door to the kitchen.



DINING ROOM

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KITCHEN (16' x 6'5) Fitted kitchen with a mixture of wall and base units and contemporary worktops. Kitchen comprising 1.5 bowl stainless steel sink with mixer tap, four ring gas hob with double oven below and extractor hood above, partially tiled walls and splashbacks, space and plumbing for a washing machine and dryer, space and plumbing for freestanding fridge freezer. Double glazed window to the rear and a glazed wooden door to the rear hall.



KITCHEN

REAR HALL Housing the Worcester boiler, double glazed frosted UPVC door to the rear garden and door to the family bathroom.

FAMILY BATHROOM Four piece white suite comprising panelled bath with mixer tap and shower attachment, WC, sink basin with mixer tap and walk-in shower with glass splashbacks. Tiled walls, vinyl flooring, ceiling spotlight, double glazed frosted window to the rear and door to storage cupboard.



BATHROOM

FIRST FLOOR

LANDING Doors to both bedrooms.

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BEDROOM 1 (12' x 11') Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11' x 9'5) Double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE To the rear is a low maintenance paved yard with rear gated access.



REAR YARD

5/ 15 MILL STREET, PENRITH

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

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