

Cumbrian Properties

13 Musgrave Street, Penrith



Price Region £220,000

EPC-E

Mid-terraced property | Popular location
Dining lounge | 4 bedrooms | 2 bathroom
Gardens & parking | Immaculately presented

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2/ 13 MUSGRAVE STREET, PENRITH

Situated in this popular residential area, an immaculately presented, four bedroom, two bathroom, mid-terraced property benefiting from a spacious rear garden and off-road parking space. The double glazed and central heated accommodation briefly comprises vestibule, entrance hall, 25'9 dining lounge with multi fuel stove, recently fitted kitchen, rear hall, bathroom and utility. To the first floor there are two bedrooms and shower room with two further bedrooms to the second floor. Low maintenance front forecourt and good size lawned rear garden with patio areas and off-road parking space. Residents permit parking is also available. Situated close to a range of local amenities, railway station and within walking distance of the town centre.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Coving to the ceiling and wooden door to the entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, coving and cornice, door to dining lounge.

DINING LOUNGE (25'9 max x 11'9 max)

LOUNGE AREA Inset fireplace housing a multi fuel stove with oak lintel above and sandstone hearth. Double glazed window, radiator and coving to the ceiling.

DINING AREA Double glazed window, radiator, understairs storage cupboard and door to kitchen.



DINING LOUNGE

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KITCHEN (10'7 max x 9') Fitted kitchen incorporating a ceramic sink with mixer tap, Rangemaster cooker, integrated dishwasher, radiator, tiled flooring, double glazed window and opening to the rear hall.



KITCHEN

REAR HALL Radiator, doors to bathroom and utility room.

BATHROOM (9'6 x 5'6) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Towel rail radiator, panelled ceiling with spotlights, wood effect vinyl flooring, double glazed frosted window and single glazed frosted window.



BATHROOM

UTILITY (9' x 7') Base unit, worksurface, circular sink with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, UPVC double glazed window and UPVC double glazed door to the rear.

FIRST FLOOR

LANDING Double glazed window, doors to bedrooms and shower room, staircase to the second floor.

BEDROOM 1 (14'5 max x 12'4 max) Two double glazed windows, radiator and built-in storage cupboard.

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BEDROOM 1

BEDROOM 2 (8' x 7') Double glazed window and radiator.



BEDROOM 2



SHOWER ROOM

SHOWER ROOM Three piece suite comprising rainfall shower and shower attachment in corner cubicle, low level WC and vanity unit wash hand basin. Towel rail radiator, ceiling spotlights and wood effect flooring.

SECOND FLOOR LANDING Doors to bedrooms 3 and 4.

BEDROOM 3 (14' max x 12'6 to under eaves) Sloping ceiling, double glazed Velux window, radiator and beamed ceiling.



BEDROOM 3

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BEDROOM 4 (14' x 12') Sloping ceiling, double glazed Velux window, beamed ceiling and radiator.



BEDROOM 4

OUTSIDE Low maintenance front forecourt and good size rear garden laid to lawn with patio areas, garden shed and log store. Gated access from the rear leads to an off-road parking space.



REAR GARDEN

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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.

