



22 Sandgate, Penrith, CA11 7TJ

Guide price £230,000





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- Beautifully presented
- Found close to Penrith town centre
- Spacious kitchen diner
- Grade II Listed
- Four bedroom property
- Set over three floors
- Two bathrooms
- Deceptively spacious

22 Sandgate is a beautifully presented townhouse arranged over three floors, offering generous and versatile living space in a highly convenient location just moments from the heart of Penrith.

The ground floor is well laid out for modern family life, comprising a welcoming entrance hall, a comfortable lounge, a spacious kitchen diner — ideal for entertaining — and a handy utility/store room. A rear porch completes the ground floor and provides practical day-to-day access to the outside space.

The first floor is home to the principal bedroom, which benefits from its own en suite, two further bedrooms, and a well-appointed family bathroom. A fourth bedroom is found on the second floor, making this a flexible home that could easily accommodate a home office, guest room, or hobby space.

Externally, the property features a private rear yard, perfect for outdoor dining or relaxing, along with a detached storage room accessible from both the rear porch and a shared passageway to the front of the property. Residents' parking permits for on-street parking are available from the local council.

In total, the property extends to approximately 158 sq m (1,698 sq ft) of internal accommodation — a rare offering in such a central location.

Directions

What3words location: [///narrates.cubs.purse](https://www.what3words.com/#!/narrates.cubs.purse)



GROUND FLOOR

Kitchen Diner	19'4" x 15'7" (5.90 x 4.76)
Lounge	15'10" x 10'9" (4.84 x 3.28)
Utility/Store Room	4'2" x 5'5" (1.28 x 1.66)
Porch	

ENTRANCE HALL

FIRST FLOOR

Principal Bedroom	10'2" x 15'4" (3.12 x 4.68)
Principal Ensuite	3'10" x 6'0" (1.18 x 1.85)
Bedroom Three	16'3" x 11'0" (4.96 x 3.37)
Bedroom Four	11'11" x 5'9" (3.65 x 1.76)
Bathroom	7'9" x 5'9" (2.37 x 1.76)

LANDING

SECOND FLOOR



Bedroom Two

15'9" x 11'0" (4.82 x 3.36)

OUTSIDE

External Storage Room

9'4" x 7'7" (2.86 x 2.32)

Additional Information

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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

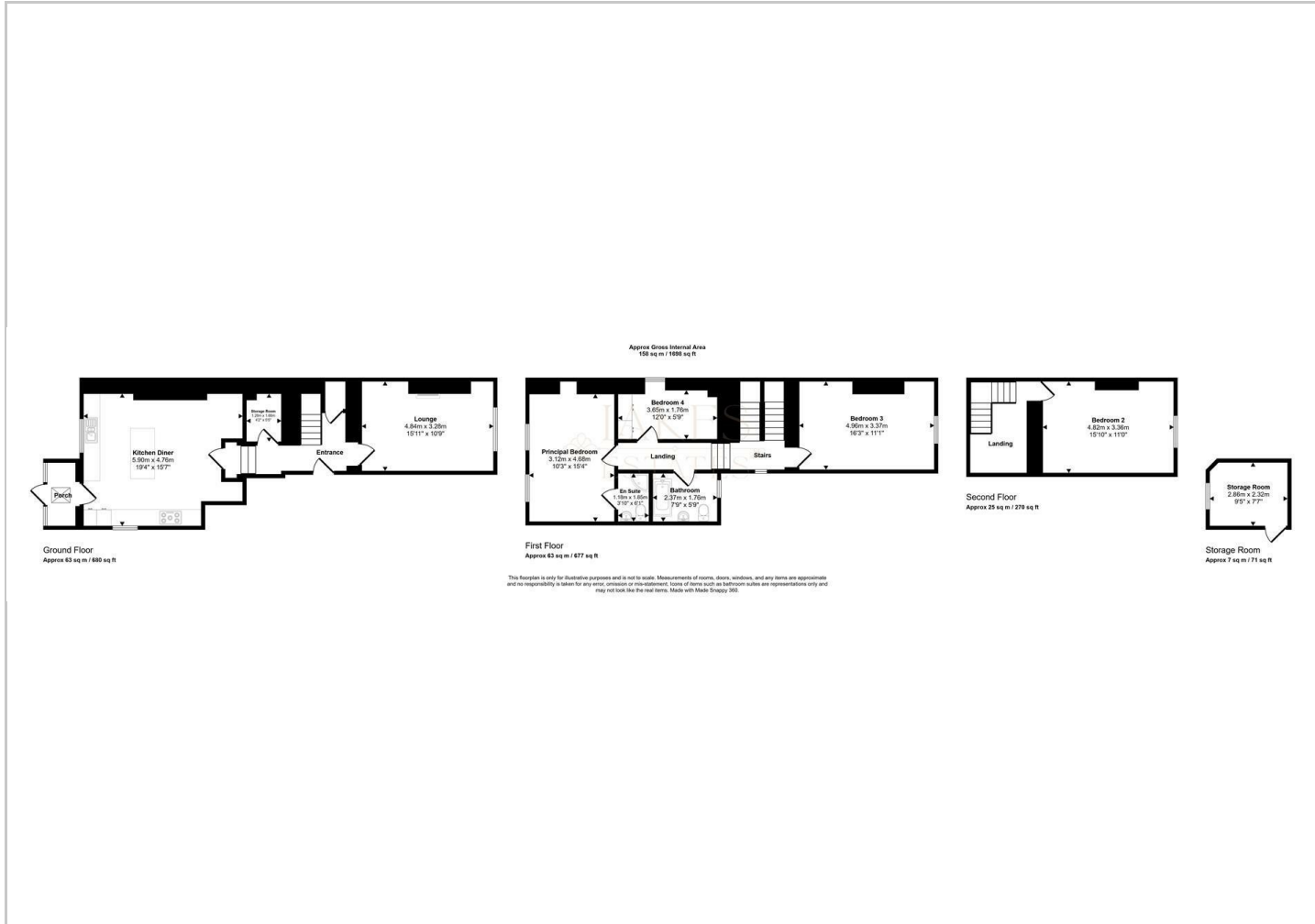
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



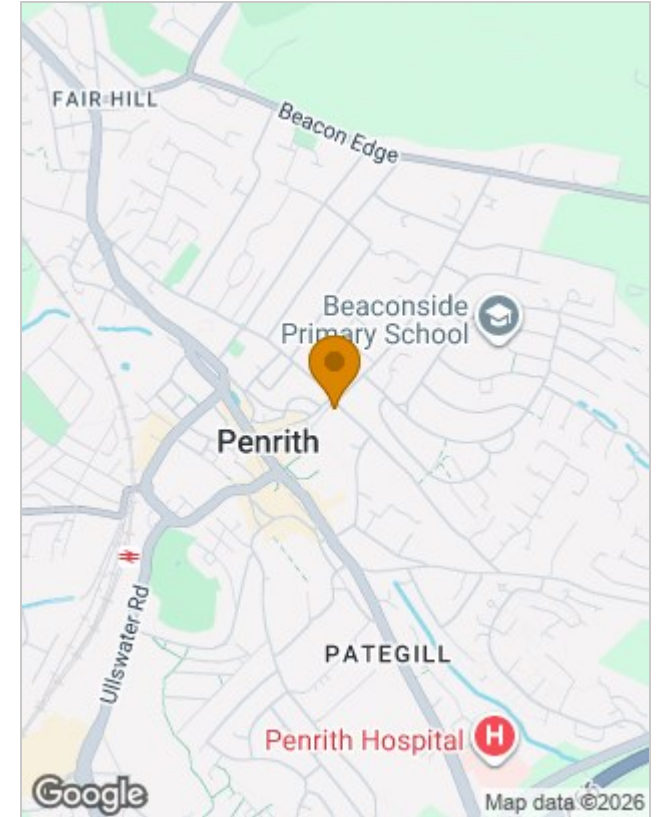
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

