21 Queen Street, Penrith, CA11 7XF

Guide price £139,950

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- Grade II listed terraced property with character features
- Central Penrith location
- Enclosed rear garden
- Spacious lounge with exposed beams and electric fire
- Kitchen diner with fitted units and appliances
- Ground floor utility and WC
- Large principal bedroom with loft access
- Second bedroom
- Shower room
- 713 sq ft / 66 sq m across two floors

A characterful Grade II listed terraced property offering approximately 713 sq ft of accommodation across two floors. To the ground floor, an entrance porch opens into a generous lounge with exposed beams and an electric fire with wood surround. The rear of the ground floor provides a kitchen diner with fitted units, cooker, gas hob and dishwasher, together with a utility area and separate WC. The first floor comprises a substantial principal bedroom measuring 14'9" × 13'2", a second bedroom and a shower room. The property benefits from a rear garden, residents parking permit, gas central heating and no onward chain. Located in the heart of Penrith with outstanding access to town centre amenities, M6 junction 40 and the West Coast Main Line.

Directions

What3words location: ///gladiator.nothing.candle

GROUND FLOOR

An entrance porch leads into a well-proportioned lounge featuring exposed beams and an electric fire with wood surround. To the rear, the kitchen diner provides fitted wall and base units, cooker, gas hob and dishwasher. A utility area and separate WC complete the ground floor, with access to the enclosed rear garden.

Lounge	10'11" x 13'3" (3.35 x 4.04)
Kitchen Diner	9'9" x 10'1" (2.99 x 3.09)
Utility	
W.C	
Entrance Porch	

FIRST FLOOR

A particularly spacious principal bedroom occupies the front of the first floor, with built-in storage and loft access. A second bedroom sits to the rear, served by a shower room off the landing.

Principal Bedroom	14'9" x 13'1" (4.50 x 4.01)
Bedroom Two	5'4" x 8'6" (1.65 x 2.60)
Landing	
Shower Room	3'9" x 9'0" (1.16 x 2.75)
Outside	

Services
Mains electricity, water, drainage and gas. Gas central heating. Residents parking permit. Council Tax band A. No onward chain.

Location
Situated on the historic Queen Street in central Penrith — behind Middlegate, just past the junction with Albert Street. The town sits at the gateway to the North Lakes with shops, restaurants, cinema, schools and leisure facilities on the doorstep. Excellent transport links via M6 junction 40 and the West Coast Main Line.

Please 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 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.

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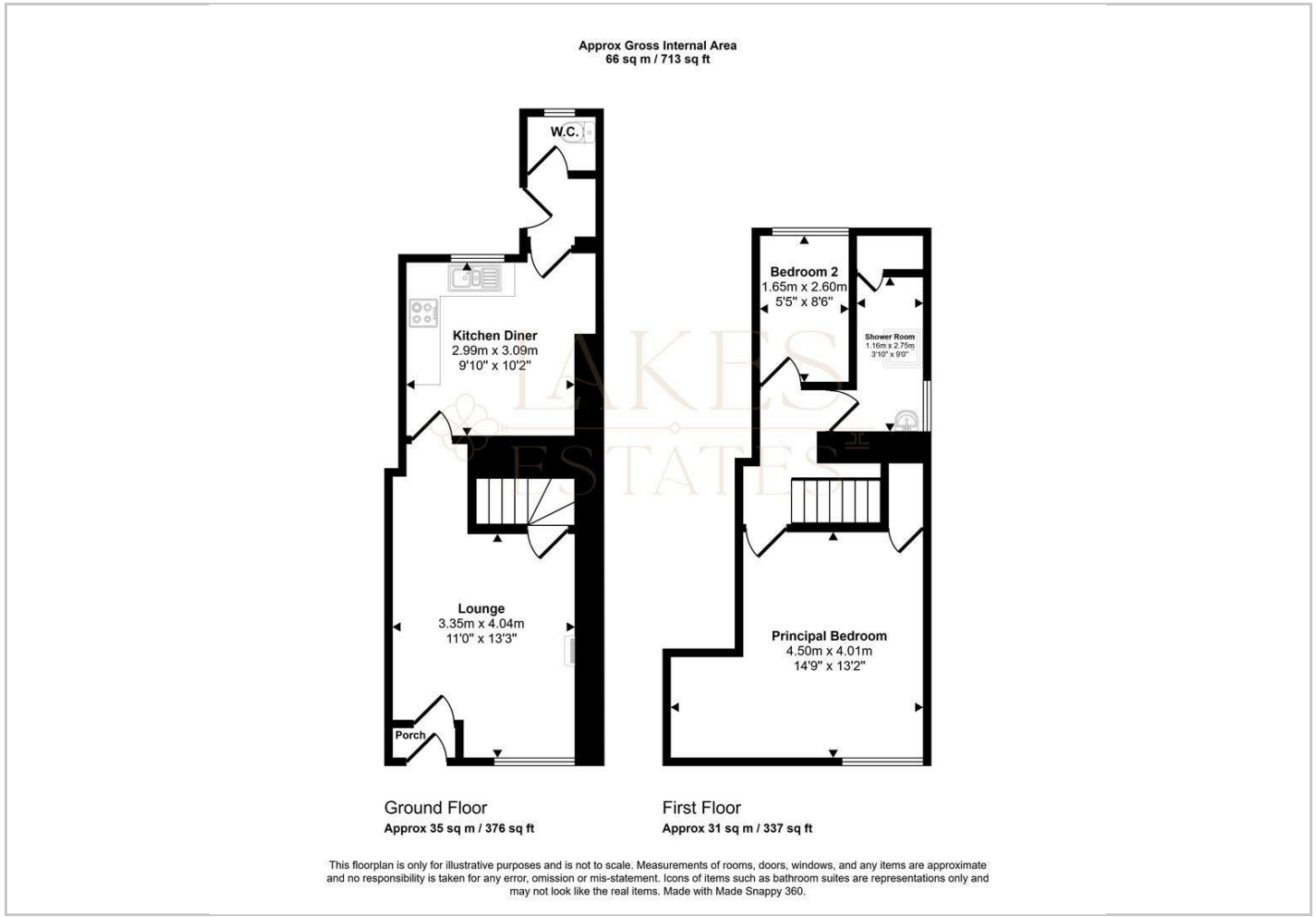
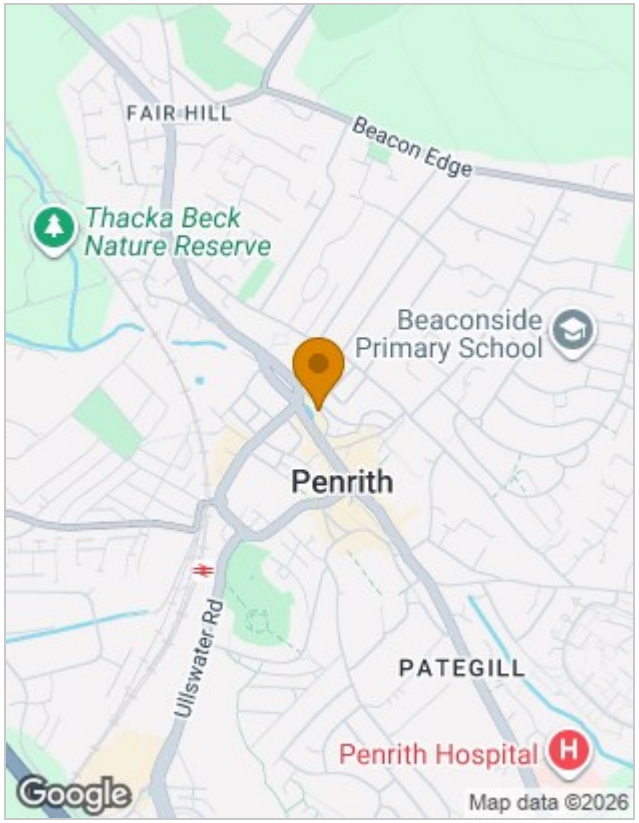
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

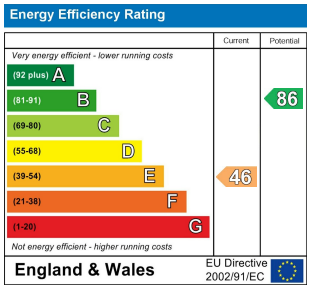
Floor Plans



Location Map



Energy Performance Graph



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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