



12 Newlands Terrace, Penrith, CA11 9DR

Guide Price **£145,000**

PFK

12 Newlands Terrace

The Property

Charming Two-Bedroom Traditional Home Dating Back to the 1860s

This characterful mid 19th century property offers deceptively spacious accommodation and is ideally located for excellent transport links, including the railway station and the M6, as well as a wide range of local amenities.

The accommodation begins with an entrance vestibule leading into a welcoming living room, featuring an electric fire with shelved recess to one side of the fireplace. From here, a door opens into the inner hall with staircase to the first floor and access to the kitchen/diner. The kitchen is well proportioned, providing space for dining furniture and benefitting from a useful understairs pantry/store with fitted cupboards. A range of wall and base units are complemented by modern worksurfaces and upstands, with space for a freestanding washing machine, tumble dryer, and electric cooker. A stainless steel sink is positioned beneath the rear facing window, and a door leads to the rear hall where you will find further storage, rear access, and an upgraded shower room.

Upstairs, the property offers two generous double bedrooms. The principal bedroom features built-in wardrobes, while the second benefits from a large overstairs cupboard.



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The Property continued...

Externally, the property enjoys a small patio to the front and a larger, well maintained garden to the rear, combining hardstanding with raised flower beds, electric point and tap. Additional features include a shed/workshop, a useful store in the area of the former WC, and a shared access lane to the front.

With its blend of period charm, practical layout, and excellent location, this home would make an ideal purchase for first time buyers or buy to let investors.

- **Traditional two bedroom property**
- **Deceptive accommodation**
- **Good sized rear garden area**
- **Shed and garden store**
- **Convenient town location**
- **Council Tax Band - B**
- **Tenure - Freehold**
- **EPC rating F**





12 Newlands Terrace

Location & Directions

The Castletown area of Penrith is quite often a sought after location for younger or first time buyers and indeed for those seeking an investment in the "buy to let" market. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day to day facilities is also easily accessible as is motorway access at Junction 40.

Directions

What3Words - [///incurring.bracelet.wedge](https://www.what3words.com/#!/incurring.bracelet.wedge). From Penrith town centre head up Castlegate to the mini roundabouts, take the 2nd exit at the first roundabout and the first exit over the bridge at the second roundabout. Follow the B5288 heading towards Gilwilly industrial Estate and 12 Newlands Terrace is on the left hand side, after the sharp right bend. A For Sale Board has been erected for identification purposes.



ACCOMMODATION

Entrance Vestibule

3' 7" x 3' 2" (1.09m x 0.97m)

Living Room

11' 7" x 13' 1" (3.54m x 4.00m)

Hallway

2' 10" x 2' 10" (0.86m x 0.87m)

Kitchen / Dining

9' 0" x 13' 0" (2.74m x 3.95m)

Pantry/Store

2' 9" x 6' 8" (0.83m x 2.03m)

Rear Hall

3' 1" x 4' 6" (0.93m x 1.38m)

Bathroom

5' 9" x 5' 9" (1.74m x 1.74m)

Landing

Bedroom 1

11' 8" x 10' 10" (3.56m x 3.30m)

Bedroom 2

9' 2" x 13' 1" (2.80m x 4.00m)



EXTERNALLY

Rear Garden

Permit

1 Parking Space





ADDITIONAL INFORMATION

Services

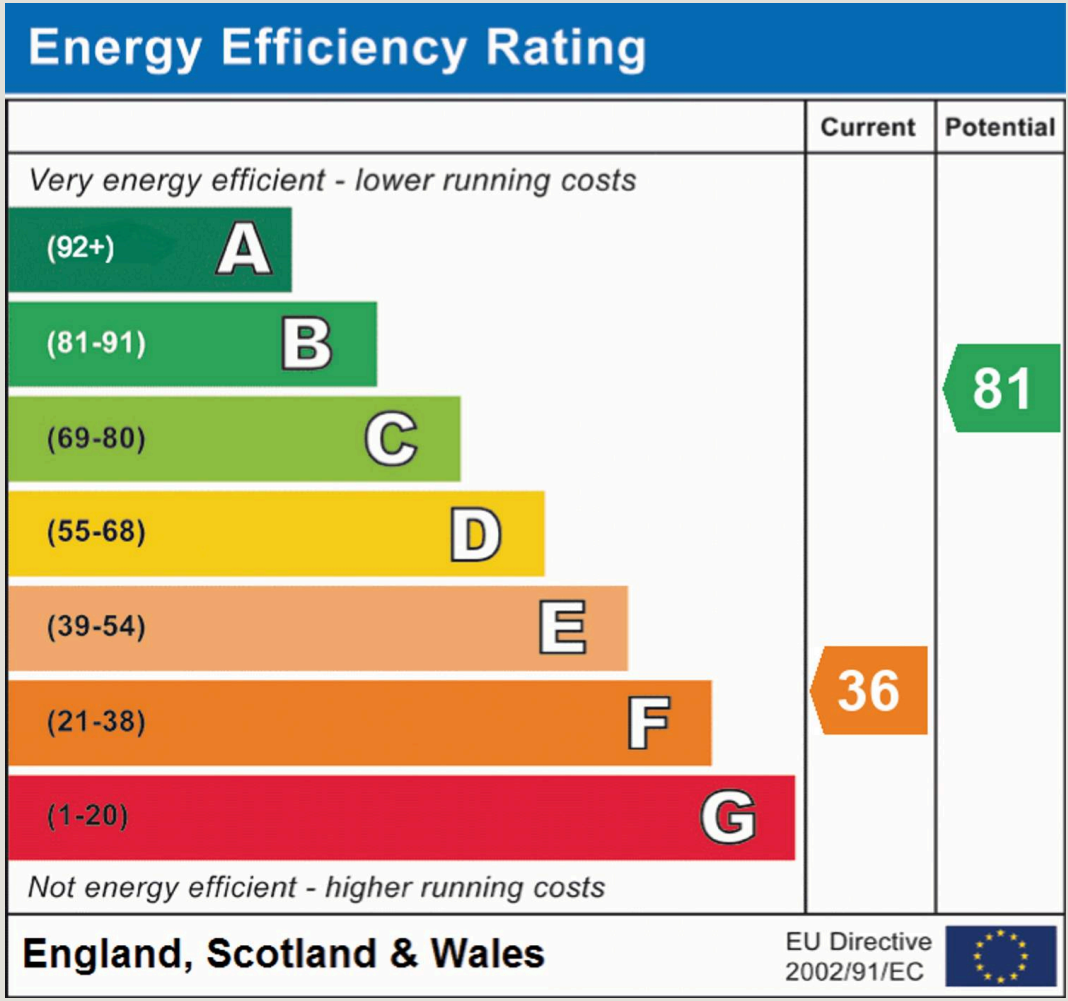
Mains electricity, water & drainage. Electric boiler and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.









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