

## Greystoke

**£145,000**

47 Howard Park, Greystoke, Penrith, CA11 0TU

Welcome to your next project. This mid terraced house in popular Greystoke, is a blank canvas ready for your creative touch and transformation into a lovely home. Already stripped back and requiring full modernisation and renovation, the potential here is undeniable and offers the chance to design a living space that meets modern standards and your personal style.

Located in a quiet cul-de-sac, this property comes with the added advantage of no onward chain, making it an ideal choice for those eager to embark on a renovation journey without delay. Externally, there are low maintenance gardens and a single garage for off road parking.

### Quick Overview

2 Bedroom mid terrace house  
Kitchen/ diner  
Living room & open fire  
Village location  
Project property  
In need of modernisation  
No onward chain  
Gardens  
Garage  
Ultrafast broadband available



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Ultrafast  
available



Garage

Property Reference: P0499



**Kitchen/ diner**



**Living Room**



**Bedroom One**



**Bedroom Two**

The kitchen/diner, complete with 2 windows and door access to the rear aspect, could be transformed into the perfect space for culinary creativity and casual dining and seamlessly flows into the living room. Here, you'll find an open fire and surround.

Upstairs, you'll find 2 bedrooms and bathroom. Bedroom 1 is a large double bedroom with fitted wardrobes. Window to front aspect. Bedroom 2 is a generously sized single bedroom with window to rear aspect. The bathroom, while in need of renovation, offers a chance to create a fresh and contemporary sanctuary.

Outside, the property benefits from manageable front and rear garden space, which, with a little imagination, could become a delightful outdoor haven. Whether you envision a lush garden, a patio for entertaining, or a low-maintenance retreat, the possibilities are endless.

Greystoke is a charming village on the edge of the Lake District National park and approximately 4 miles west of the market town of Penrith, 6 miles from Lake Ullswater at Pooley Bridge and 15 miles from Keswick. The village provides a range of amenities including a church, convenience store, swimming pool, the popular Boot & Shoe public house and primary school.

#### **Accommodation with approx. dimensions**

##### **Ground Floor**

###### **Kitchen/ diner**

14' 6" x 8' 11" (4.42m x 2.72m)

###### **Living Room**

11' 3" x 13' 5" (3.43m x 4.09m)

##### **First Floor**

###### **Bedroom One**

11' 4" x 11' 11" (3.45m x 3.63m)

###### **Bedroom Two**

8' 1" x 10' 6" (2.46m x 3.2m)

##### **Bathroom**

#### **Property Information**

##### **Tenure**

Freehold (Vacant possession upon completion)

##### **Council Tax**

Band B

Westmorland & Furness Council

## Services & Utilities

Mains electricity, mains water and mains drainage. Back boiler heating

## Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

## Broadband Speed

Ultrafast

## Directions

From Penrith, turn right onto Corn Market/ A592. At the roundabout, take the 1st exit onto Cromwell Road/ B5288. At the roundabout, take the 1st exit onto Newton Road/ B5288. Turn right onto Regional Route 71. Coming into the village, the road bends left, turn right here and right onto Howard Park. The property is at the end of the cul-de-sac

## What3words Location

//dote.aunts.cake

## Viewings

By appointment with Hackney and Leigh's Penrith office

## Price

£145,000

## Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (inc. VAT)

## Unregistered Property

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion



Bathroom



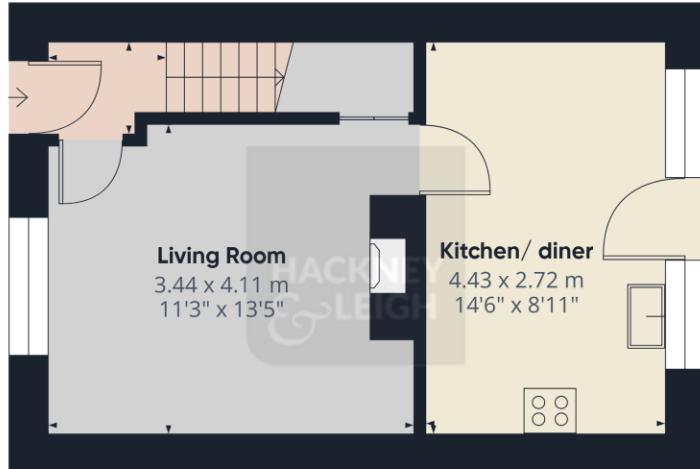
Garden



Rear Aspect



Front Aspect

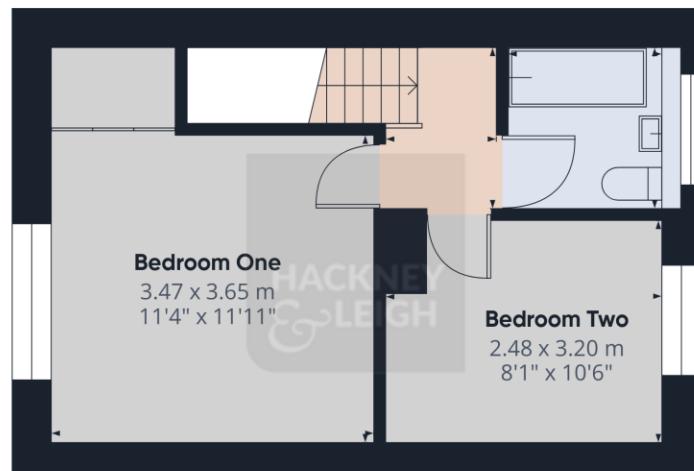


Floor 0

Approximate total area<sup>(1)</sup>

56.6 m<sup>2</sup>

609 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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