



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
broadband
available



Garage

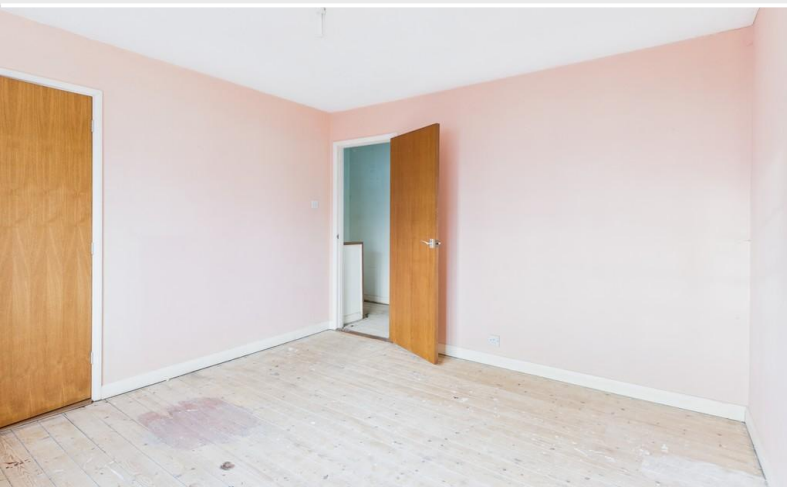
Property Reference: P0499



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



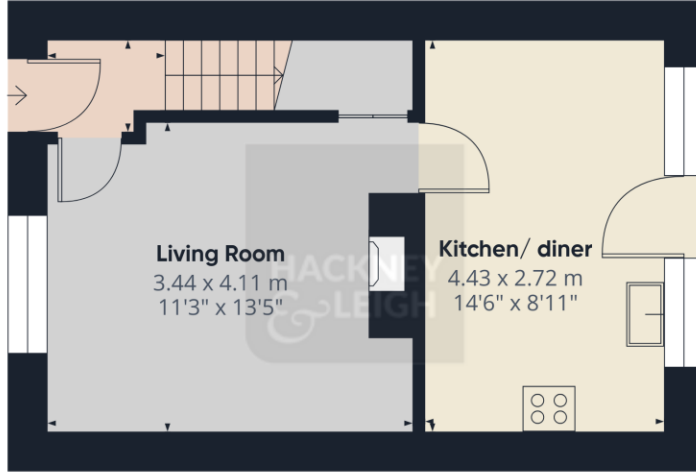
Garden



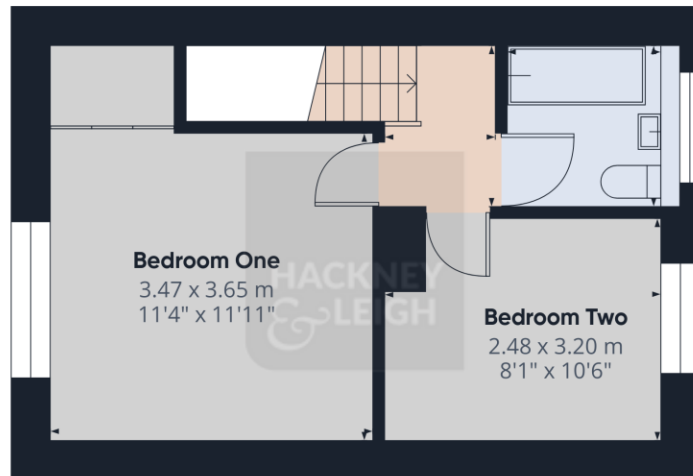
Rear Aspect



Front Aspect



Floor 0



Floor 1



Approximate total area^m
56.6 m²
609 ft²

(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.

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