

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Penrith

Offers in the region of £270,000

139 Graham Street, Penrith, CA11 9LG

Quick Overview

Charming stone built period terrace house

Only half a mile from Penrith town centre

Tastefully appointed accommodation

Three double bedrooms

Living room and fitted dining kitchen

Rear patio garden with detached outbuilding



3



1



1



E



Broadband

Property Reference: P0135



Living Room



Kitchen



Kitchen



Dining Room

A charming stone built three bedroom period terrace house most conveniently situated only half a mile from Penrith town centre and providing tastefully appointed accommodation including a rear patio garden and detached outbuilding.

Accommodation

Ground Floor:

Living Room

With wood burning stove on tiled hearth, built in storage, radiator.

Dining Kitchen

With fitted base units, sink unit with mixer tap, double oven and grill, hob, extractor fan, dishwasher, space for fridge / freezer, ceramic wall tiling, three radiators, understairs storage, cupboard housing boiler, external rear door.

First Floor:

Landing

With radiator, understairs storage.

Bedroom One

Front double bedroom with radiator.

Bedroom Two

Rear double bedroom with radiator, built in storage.

Bathroom

With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, radiator, airing cupboard with radiator, plumbing for washing machine.

Second Floor:

Landing

With built in eaves storage.

Bedroom Three

With two roof windows, two radiators, built in eaves storage.

Outside:

Gated pedestrian access to the front path, pedestrian access to the rear yard with patio area, covered storage, detached outbuilding.

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure

Freehold.

Council Tax

Band B.

Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

Directions

From Burrowgate proceed to the 'T' junction at the mini-roundabout. Turn left onto Meeting House Lane and take the fifth turning on the right into Graham Street. Number 139 is on the left hand side.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Price

Offers in the region of £270,000.



Bedroom One



Bedroom Two



Bedroom Three



Garden

139 Graham Street, Penrith, CA11 9LG

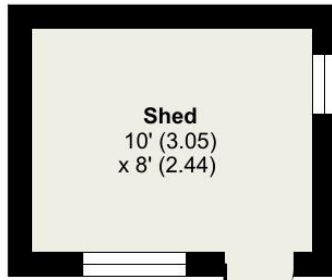
Approximate Area = 1081 sq ft / 100.4 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Outbuilding = 80 sq ft / 7.4 sq m

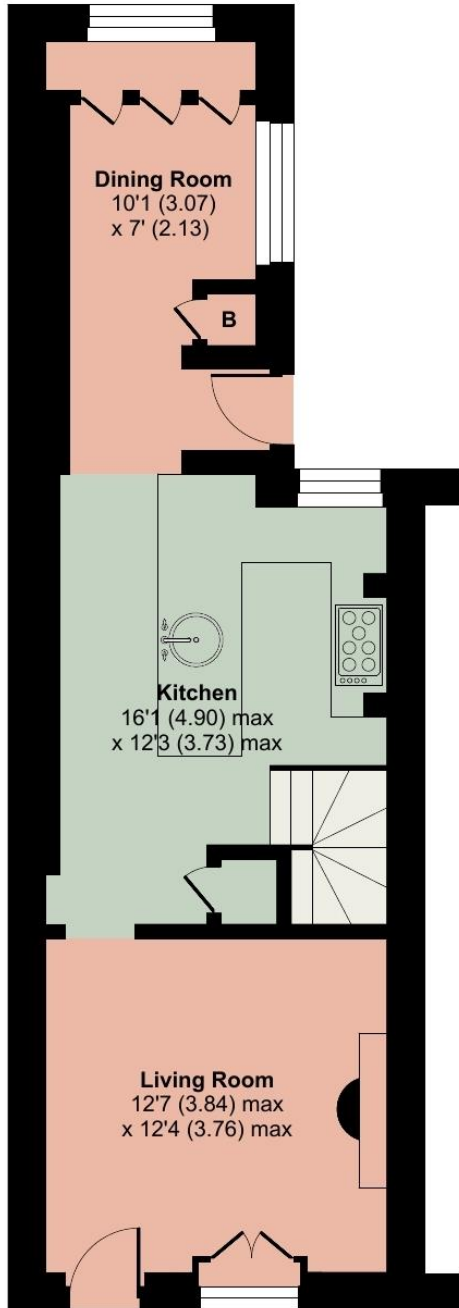
Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale

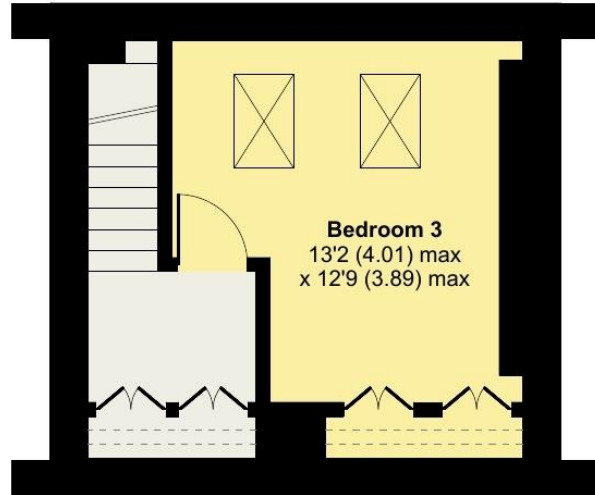


OUTBUILDING

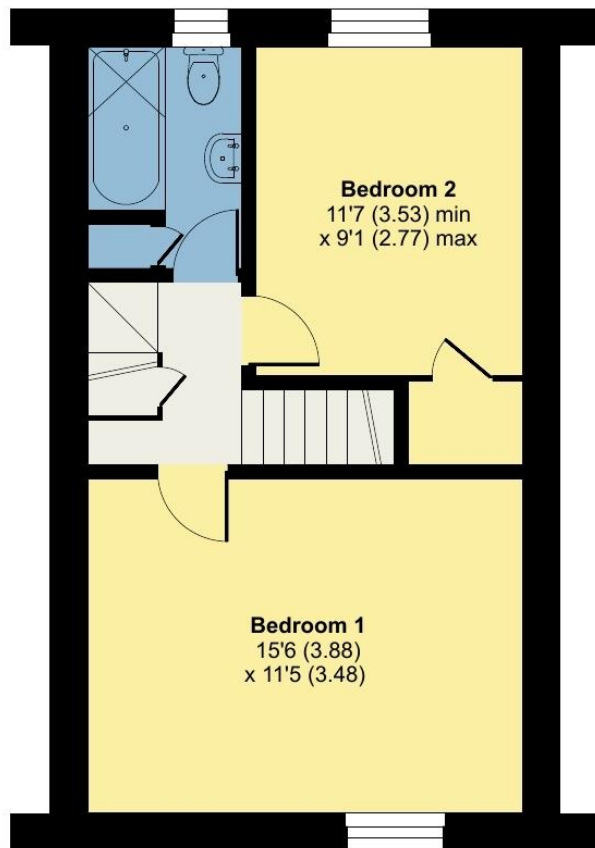
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hackney & Leigh. REF: 914469

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