



Penrith

£180,000

46 Brougham Street, Penrith, Cumbria, CA11 9DH

Spacious 3 bed mid terraced house offers an easy to manage layout, that briefly comprises of; Entrance hall, light and airy living room, separate dining room, utility room and fitted kitchen. Master bedroom with En suite, newly fitted modern bathroom, and 3 double bedrooms over three floors.

Situated in a convenient location in Penrith offering easy access to Penrith train station, local schools and shops. The property offers an opportunity to the rental market, as it is up to date with all legislation.

Early viewings come highly recommended to appreciate the scope of this home.

Quick Overview

3 Bedroom mid terrace House

Two reception rooms

Fitted kitchen and utility room

Newly fitted modern bathroom

Master bedroom with En- Suite

Walking distance to town centre

Sought after area

Low maintenance gardens

Permit on street parking

Broadband Speed Ultrafast 1000 Mbps



3



2



2



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Ultrafast
1000 Mbps



Permit on-street
parking

Property Reference: P0326



Kitchen



Living Room



Dining Room



Bathroom

Location

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous independent shops and supermarkets including Morrisons and Sainsburys, bars and restaurants with several reputable primary and secondary schools available. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. It's ideal location for those needing access to the M6, Penrith train station and local amenities with bus services running to surrounding areas.

From Penrith town centre head south-east on Little Dockray towards Corn Market. Turn right onto Corn Market. At the roundabout, take the 2nd exit onto Cromwell Road. At the roundabout take the 1st exit on Cromwell Road. Slight right onto Howard Street, turning right on Cross Street which takes you onto Brougham Street. Turn left and No 46 can be found on the left hand side.

Property Overview

Nested in a sought-after residential area of Penrith this mid terrace property benefits partial double glazing and gas central heating. The property is conveniently located near local amenities, and enjoys easy access to regular bus service and train station.

The property consists of entrance porch with carpet flooring, leading into the hallway. The hallway benefits with high ceilings, from vinyl flooring with carpeted stairs to the upper level. Two reception rooms; living room with double glazed window to front aspect, with carpet flooring. Dining room with double glazed window looking into the utility room. Storage space located under stairs. Carpet flooring. Fitted kitchen with window looking into the utility room. Free standing cooker with oven. Cream coloured wall and base units with marble affect splashback. Stainless steel sink with hot and cold taps. Carpet flooring. Access to utility room and downstairs WC. The utility room could be used as a sun room, providing access to the rear yard. Double glazed window to rear aspect. Vinyl flooring.

To the first floor, is the Master bedroom with double glazed window to front aspect and newly fitted modern En- Suite. Carpet flooring. Three piece En- Suite with walk in shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Vinyl flooring. Newly fitted five piece modern bathroom, with double glazed window to rear aspect. Bath with hot and cold taps, walk in shower with waterfall feature, bidet, WC and basin with mixer taps. Part tiled with splashback.

Carpeted stairs lead to the second floor, which offers two double bedrooms with double glazed Velux window, both with wooden effect beams.

The property benefits, partial double glazing, gas central heating, utility room and downstairs WC leading from the kitchen.

Accommodation with approx. dimensions

Ground Floor
Entrance Porch
Entrance Hall

Living Room
12'2 x 10'7 (at max)

Dining Room
13'3 x 10'5 (at max)

Kitchen
7'4 x 7'1

Utility Room
6'9 x 6'2

Downstairs WC

First Floor

Bedroom One
14'5 x 12'3 (at max)

En-suite

Bathroom

Second Floor

Bedroom Two
14'4 x 9'5

Bedroom Three
14'2 x 10'5 (at max)

Outside

Low maintenance front and rear gardens. Rear garden has patio area, surround with brick wall. Neighbours have right of access. On street permit parking.

Services

Mains gas, mains water, mains electricity and mains drainage

Tenure

Freehold

Council Tax

Band B

Viewings

Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate

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

Viewings come highly recommended.



Bedroom One



Bedroom Two



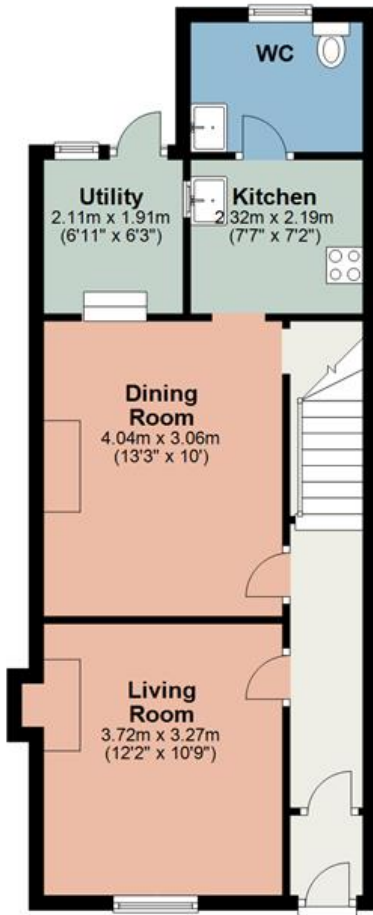
Bedroom Three



Rear Yard

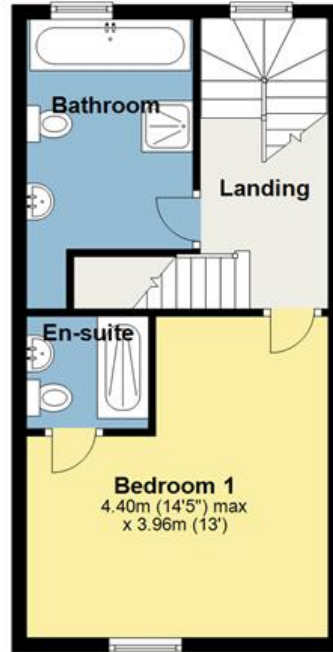
Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



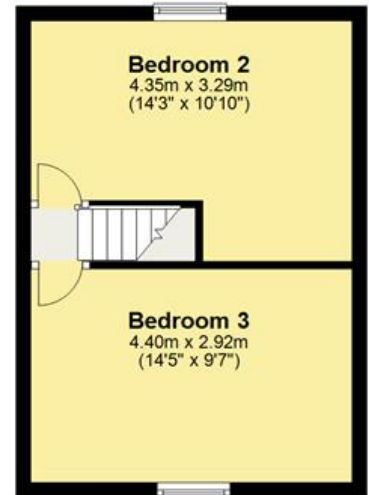
First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Total area: approx. 110.7 sq. metres (1191.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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