



# Penrith

£270,000

3 Brunswick Terrace, Penrith, Cumbria, CA11 7LN

\*\*\* PRICED TO SELL \*\*\*

Situated in the sought after area of Penrith, 3 Brunswick Terrace is welcomed to the market. This Victorian sandstone mid terrace house, boasts 4 bedrooms, 3 reception rooms, garden, metal garage and cellar. The property requires some modernisation, but offers a fantastic opportunity to become a family home. The property is brought to market with no onward chain.

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants with several reputable schools available.

Early viewings come highly recommended.

## Quick Overview

4 Bedroom mid terrace

3 Reception rooms

Sought after area

Rear yard & garden

No onward chain

In need of modernisation

High ceilings throughout

Permit parking

Metal shed

Broadband speed - Ultrafast 10,000 Mbps



4



1



3



E



Superfast  
10,000 Mbps



Permit  
Parking

Property Reference: P0338





Kitchen



Dining Room



Living Room



Snug

#### Location

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

Leaving from the Corn Market, head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout take the 2nd exit onto Cromwell Road/ A592. At the next roundabout take the 2nd exit onto Brunswick Road/ A52. Turning left this becomes Duke Street/ A6. Sharp left onto Brunswick Square, and then turn right onto Brunswick Terrace. The property will be on the left hand side.

Early viewings come highly recommended.

#### Property Overview

Situated in the sought after area of Penrith, 3 Brunswick Terrace is welcomed to the market. This Victorian sandstone mid terrace house, boasts 4 bedrooms, 3 reception rooms, garden, metal garage and cellar. The property requires some modernisation, but offers a fantastic opportunity to become a family home. The property is brought to market with no onward chain.

The property comprises of; Entrance porch, leading into the entrance hall with carpeted stairs to upper level featuring high ceilings and original features. Leading from the hallway into the living room, dining room and cellar access. The living room has a gas fire with surround. Large window to front aspect, bringing in lots of natural light. Carpet flooring. The dining room is spacious in size, with electric fire and surround. Window to rear aspect with carpet flooring, the ideal room for entertaining guests. From the hallway, stepping down into the cosy snug with free standing gas fire and hearth with small storage cupboard. Window to side aspect. Vinyl flooring. The kitchen can be accessed via the snug. Fitted kitchen with free standing cooker, plumbing for a washing machine with availability for a fridge. Cream coloured wall and base units, with cream coloured worktops. Stainless steel sink with hot and cold taps. Window to side aspect. Vinyl flooring. From the kitchen, leading into the utility room, where there is availability for a fridge / freezer. Window to side aspect with vinyl flooring. WC/ Cloakroom is accessed from the utility room. WC only, with vinyl flooring. Window to side aspect.

The first floor offers four bedrooms and family bathroom. Bedroom 1 is a spacious double bedroom with feature fireplace with surround, that is currently boarded, with high ceilings. Window to rear aspect with vinyl flooring. Bedroom 2, a generous double bedroom including feature fireplace with surround, that is currently boarded, with high ceilings. Window to front aspect with vinyl flooring. Bedroom 3 is a large single bedroom with storage cupboard. Double glazed window to side aspect. Carpet flooring. Bedroom 4, is a single bedroom that could easily be used as a home office / study. Window to front aspect. Vinyl flooring. Three piece family bathroom including bath with hot and cold taps. WC and basin with hot and cold taps. Small storage cupboard with shelving and water tank. Part tiled with vinyl flooring. Double glazed window to rear aspect.

The landing has a skylight, carpet flooring, with storage cupboard.

#### Accommodation with approx.. dimensions

Ground Floor

Entrance Porch

Entrance Hall

Fitted kitchen 10' 2" x 7' 6" (3.1m x 2.29m)



**Living Room** 15' 0" x 13' 10" (4.57m x 4.22m)

**Dining Room** 14' 5" x 12' 6" (4.39m x 3.81m)

**Snug** 13' 11" x 10' 5" (4.24m x 3.18m)

**Utility Room** 8' 1" x 3' 8" (2.46m x 1.12m)

**WC / Cloakroom**

**First Floor**

**Landing**

**Bedroom One** 14' 5" x 12' 8" (4.39m x 3.86m)

**Bedroom Two** 13' 11" x 11' 10" (4.24m x 3.61m)

**Bedroom Three** 12' 4" x 7' 10" (3.76m x 2.39m)

**Bedroom Four** 9' 6" x 7' 8" (2.9m x 2.34m)

**Bathroom**

**Outside:** Outbuilding 9'0" x 8'10" (2.74m x 2.69m)

Low maintenance rear yard with stone wall boundary with small shrubbery area. Garden gate leads you to the rear garden. The rear garden has grassed area, shrubbery with trees with access to metal garage. The garden faces the Penrith railway line.

On street permit parking.

**Basement**

**Cellar** 20' 1" x 8' 10" (6.12m x 2.69m)

**Services** Mains electricity, mains water, mains gas and mains drainage.

**Council Tax** Band D. Westmorland & Furness Council

**Tenure** Freehold.

**Agent's Notes** A survey has highlighted that the property may have ongoing structural movement and further investigation is required to confirm this to be the case, or not, as a result mortgage funds may be limited. The vendor has been quoted in the region of £10,000 for this.

**Broadband Speed** Ultrafast 10,000 Mbps is available.

**Viewings** Strictly by appointment with Hackney & Leigh Penrith office

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

**What3Words Location** Dragon.exacts.pailer

**Anti-Money Laundering Regulations (AML)**

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 (incl. 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 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Garden

# 3 Brunswick Terrace, Penrith, CA11 7LN

Approximate Area = 1966 sq ft / 182.6 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 2012 sq ft / 186.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151559

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