



Penrith

£215,000

141 Graham Street, Penrith, Cumbria, CA11 9LG

Located on a popular street in Penrith, this delightful mid terrace home offers a perfect blend of comfort and convenience, with the added benefit of no onward chain. This home is close to local amenities, schools, and transport links, making it an ideal choice for a variety of lifestyles. The property briefly comprises of; Fitted kitchen/ dining room, living room, 2 bedrooms and attic room.

Viewings come highly recommended.

Quick Overview

- 2 Bedroom mid terrace house
- Cosy living room
- Spacious kitchen/ dining room
- Attic room
- Beautifully presented
- Popular residential area
- No onward chain
- Garden
- Permit on street parking
- Broadband - Ultrafast 1000 Mbps



2



1



1



D



Ultrafast
1000 Mbps



Permit
Parking

Property Reference: P0389



Living Room



Kitchen/ dining room



Kitchen/ dining room



Shower Room

Introduction

Located on a popular street in Penrith, this delightful mid terrace home offers a perfect blend of comfort and convenience, with the added benefit of no onward chain. This home is close to local amenities, schools, and transport links, making it an ideal choice for a variety of lifestyles. The property briefly comprises of; Fitted kitchen/ dining room, living room, 2 bedrooms and attic room.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

From Penrith, head south east on Little Dockray towards Corn Market/ A592. Follow A592 and A6 to Portland Place. Take Drovers Lane onto Graham Street. The property will be on the left hand side.

Property Overview

Upon entering, you are greeted by a cosy living room perfect for relaxing after a long day. The space is well-proportioned, providing ample room for your furnishings and personal touches. Double glazed window to front aspect. Carpet flooring. Leading from the living room into the kitchen/ dining room, which is undoubtedly the heart of the home. This versatile space caters to both culinary enthusiasts and those who love to entertain. Integrated 4 ring electric hob, oven and extractor. Stainless steel sink with hot and cold taps. Grey coloured worktops with ample white coloured wall and base units. Availability for washing machine and free standing fridge/ freezer. Large double glazed window to rear aspect. Part tiled and tiled flooring. The dining area has a large understairs storage cupboard. Access to rear porch area and upper floors.

The ground floor also features a downstairs WC adding to the practicality of this charming home. This is where boiler is located.

The first floor comprises of 2 bedrooms and shower room. Bedroom 1 is a good sized double bedroom with high ceiling. Double glazed window to front aspect. Laminate flooring. Bedroom 2 is a large single bedroom with fitted wardrobe. Double glazed window to rear aspect. Carpet flooring. Three piece shower room with double shower, WC and basin with mixer taps. Heated towel rail. Partial grey coloured splashback with vinyl flooring. A unique feature of this property is the attic room, accessed via a pull down ladder, providing additional space that can be tailored to your needs-be it a home office, hobby room, or extra storage.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Kitchen/ dining room 23'6" max x 11'7" max (7.16m max x 3.53m max)

Living Room 13'0" max x 11'11" (3.96m max x 3.63m max)

Rear Porch

Downstairs Cloakroom WC

First Floor

Bedroom One 12'0" x 11'7" (3.66m x 3.53m)

Bedroom Two 11'5" x 7'2" (3.48m x 2.18m)

Attic Room 19'5" x 12'0" (5.92m x 3.66m)

Shower Room

Outside

Low maintenance front garden with monoblock paving and low boundary wall. Rear garden has a wooden fence boundary with chipped stones, shrubbery and patio area making it a perfect spot for summer barbecues or simply unwinding with a good book. Right of way access.

Services

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

Tenure

Freehold

Age & Construction

We have been advised the property dates back to the Victorian period

Council Tax

Westmorland & Furness Council
Band B

Broadband Speed

Ultrafast 1000 Mbps

Energy Performance Rating

Band D

Viewings

By appointment with Hackney and Leigh's Penrith office

What3Words Location

///shrub.twinkled.handed

Price

£215,000

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



Attic Room



Garden

Graham Street, Penrith, CA11 9LG

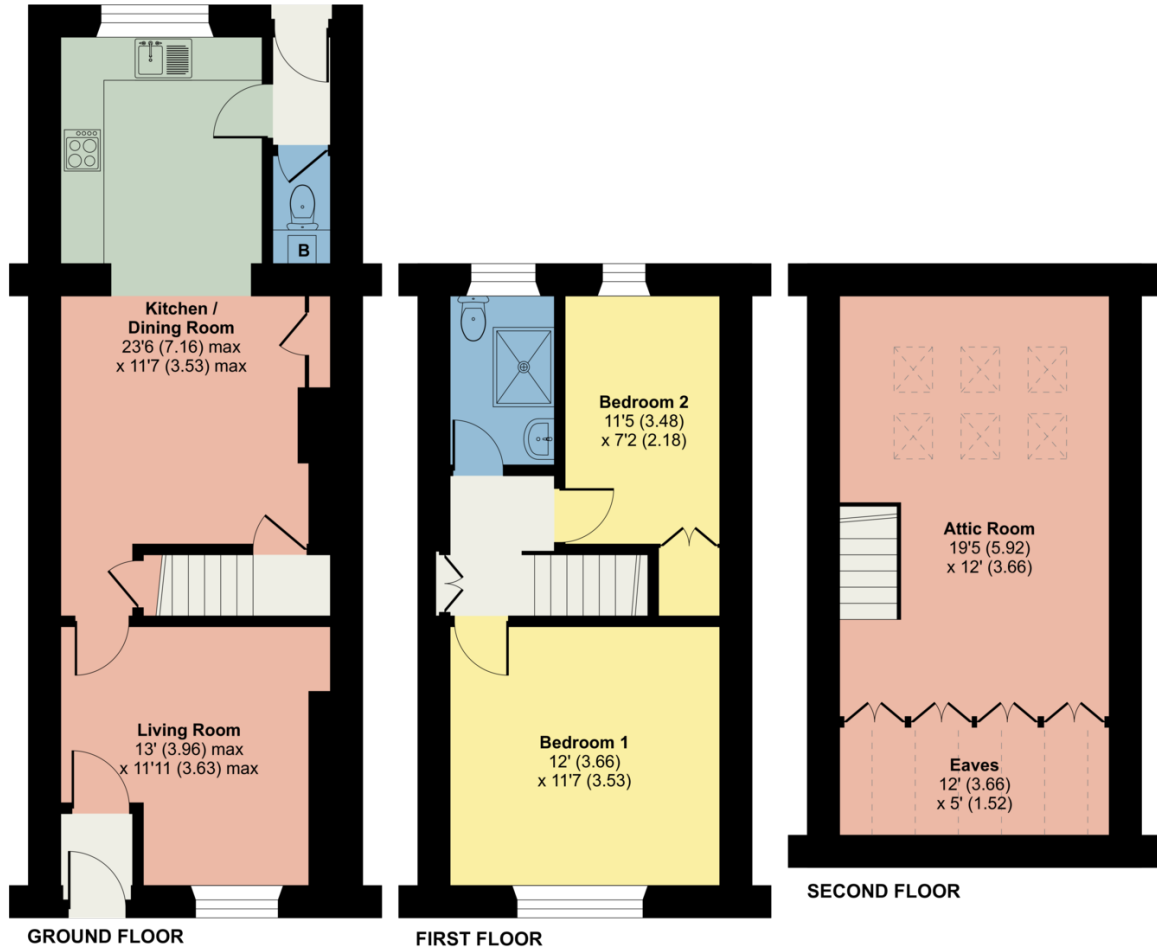
Approximate Area = 1049 sq ft / 97.4 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 1147 sq ft / 106.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Hackney & Leigh. REF: 1207796

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/10/2024.

Request a Viewing Online or Call 01768 593593