



142 Graham Street, Penrith, CA11 9LG

Offers over £210,000







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# 142 Graham Street

Penrith, CA11 9LG

- Two Bedrooms & Versatile Attic Room
- Freehold
- No onward chain
- Council Tax Band B
- Close to Penrith Town Centre
- Traditional Terraced Property
- Over three floors
- EPC Rating D

Welcome to 142 Graham Street, this attractive property features well-proportioned accommodation over three floors. The ground floor includes a living room and dining area and a well-equipped kitchen with garden access. The first floor has two double bedrooms and a family bathroom, while the second floor offers a versatile fully converted attic space with eaves storage. The house has a small paved area in front and a lawned garden with a patio and shed in the rear. Located in the New Streets Conservation Area, it's less than half a mile from Penrith town centre, close to schools, railway station, and sports facilities. The M6, Westcoast mainline and Lake District National Park are easily accessible.

Viewing is highly recommended.



## Living Room

11'5" x 12'0" (3.50 x 3.66)

The bright and spacious living room is accessed via the part glazed UPVC front door. It has views over the front of the property and has a gas fire in an inglenook fireplace with stone hearth, there is a recessed storage cupboard with shelving over, and a radiator.

## Dining Area

14'11" x 11'3" (4.57 x 3.45)

The dining area is open plan with open access to the kitchen. There is an inglenook fireplace with wood lintel and recess to one side, which could be utilised as additional storage by adding fitted shelving or a cupboard, there is a radiator and laminate flooring. On entry there is a useful understairs storage cupboard. There is a door giving access to stairs leading to the first floor.

## Kitchen

10'2" x 12'4" (3.11 x 3.76)

Accessed via the opening from the dining room, is the kitchen, fitted with a good range of wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with five burner gas hob over, with space for full height fridge freezer and breakfast bar dining space. It has laminate flooring, radiator, rear aspect window and part glazed UPVC door leading out to the rear garden.

## Bedroom One

11'6" x 12'0" (3.52 x 3.68)

Bedroom one is a comfortable double bedroom, which looks over the front of the property, and has a part carpeted floor and some exposed floorboards, which could be used for fitted storage, the room has a radiator.





### Bedroom Two

11'5" x 8'6" (3.49 x 2.61)

Bedroom two looks out over the rear garden, it is a double bedroom with a fitted understair cupboard and a fitted cupboard housing the water tank.

### Bathroom

10'0" x 5'1" (3.06 x 1.55)

The bathroom is fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over and concertina shower screen, part tiled walls, radiator and frosted rear aspect window.

### Attic Room

15'4" x 11'8" (4.68 x 3.57)

The attic room is bright and generous space with exposed beams and useful under eaves storage, radiator and Velux window. This room has the potential to be a third bedroom with the necessary building regulation changes, as currently this room does not comply.

### Outside

On entry to the property there is a gated paved area leading to the front door, the rear garden is accessible via the kitchen which has a patio area, lawn and space for a shed. There is right of way over neighbouring property to allow access for refuse bins and access to the nearest passageway.

### Services & Additional Information

The property is freehold, there is mains gas, electricity, water and drainage.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Directions

Enter the bottom of Graham Street from Penrith town centre and the property will be on your left after a short distance.







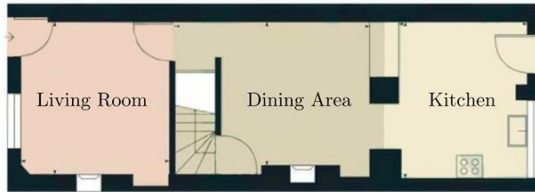


Floor Plans

Location Map

# 142 GRAHAM STREET, PENRITH

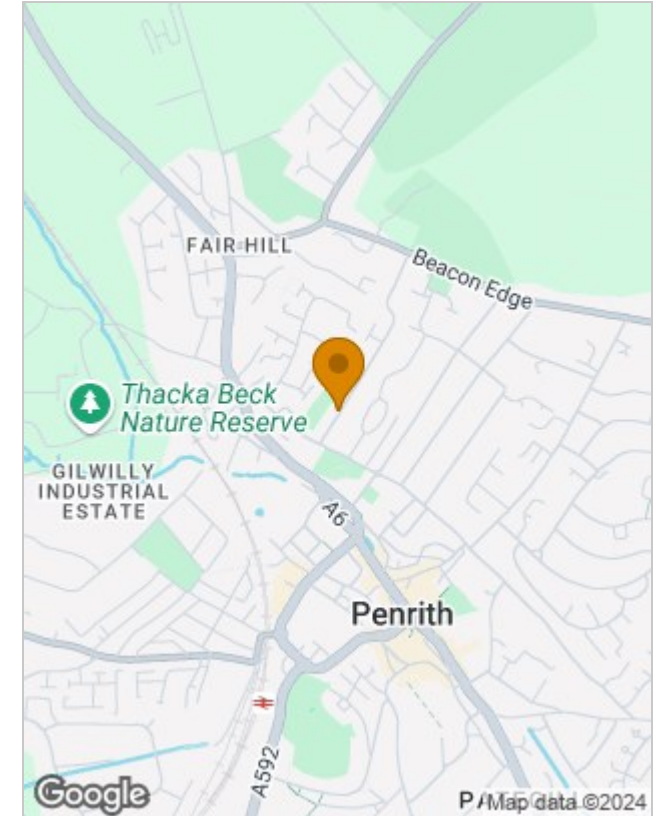
Ground floor



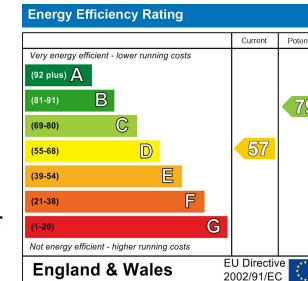
First floor



Second floor



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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