



129a Graham Street, Penrith, CA11 9LG

Guide price £175,000





129a Graham Street

Penrith, CA11 9LG

- 2 Bed Terraced Sandstone House
- Found in Immaculate Condition Throughout
- Short Walk to Penrith Town Centre
- Ideal for First Time Buyers
- Lovely Living Room with Stove
- Located in the Popular New Streets Conservation Area
- Well Maintained Rear Garden
- Close to Amenities
- Modern Kitchen & Bathroom Suites
- Viewing is Essential

This immaculate 2 bed home is found in the ever popular New Streets conservation area of Penrith. The property has been beautifully renovated with a contemporary kitchen and bathroom suite. Just a short walk from the centre of Penrith and all the town centre amenities the property is well situated for first time buyers, small families and professional couples. The property briefly comprises: a bright and spacious living room, a modern kitchen and bathroom, 2 double bedrooms and a useful cellar providing storage. Viewing is essential.



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Lounge

10'3" x 10'3" (3.14 x 3.13)

Enter a bright, welcoming lounge featuring an electric fire and double-glazed window overlooking the front of the property. A cast iron radiator and fitted carpet complete the space, with a door leading through to the kitchen.

Kitchen Diner

10'4" x 10'0" (3.15 x 3.06)

Overlooking the garden, this kitchen diner offers wood-effect laminate flooring, extensive fitted cupboards, and ample worktop space. Integrated appliances include eye-level ovens, fridge freezer, washing machine, slimline dishwasher, gas hob, and extractor. There is also a large, under-stairs cupboard, ideal for storage.

Bathroom

4'9" x 8'9" (1.47 x 2.68)

Conveniently located on the ground floor, accessible via the kitchen or rear entrance, this tastefully designed bathroom features a WC, basin, and over-bath shower. Wood laminate flooring, part-tiled walls, and a frosted double-glazed window provide natural light. The boiler is also housed here.

Bedroom One

10'8" x 10'5" (3.26 x 3.20)

A comfortable double bedroom overlooking the front, with a radiator and fitted carpet. Spacious enough to accommodate a king-sized bed, wardrobe, dresser, and bedside tables.

Bedroom Two

10'5" x 9'10" (3.20 x 3.02)

A versatile double bedroom with a double-glazed window facing the rear garden. Currently used as a home office, it features an over-stairs cupboard and ample space for additional furnishings.

Cellar

The property includes an externally accessed cellar, divided into two sections.



Outside

A gravelled front area leads to the entrance. To the rear is a lovely enclosed garden laid to lawn with a path and boundary fencing.

Services

The house is serviced by mains water, drainage, electricity and gas.

Additional Information

There is street parking available for two cars with permits from the local authority and a visitors book allowing for 60 parking sessions throughout the year. A gate provides access to an alleyway between 129a and 128 Graham Street. This shared alleyway, owned by 129a Graham Street, offers four neighbours right of way to their garden.

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.

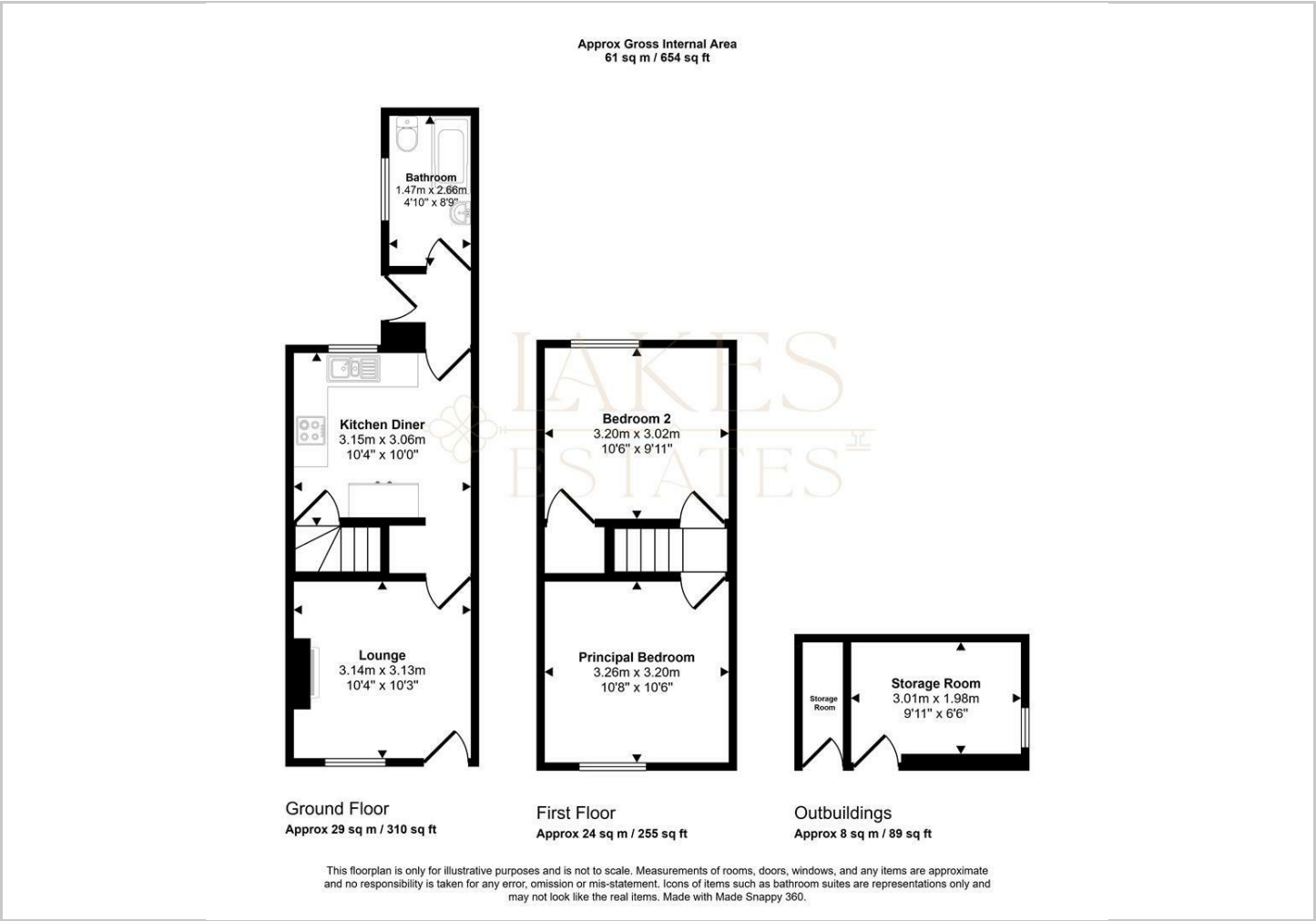
Directions

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.





Floor Plans



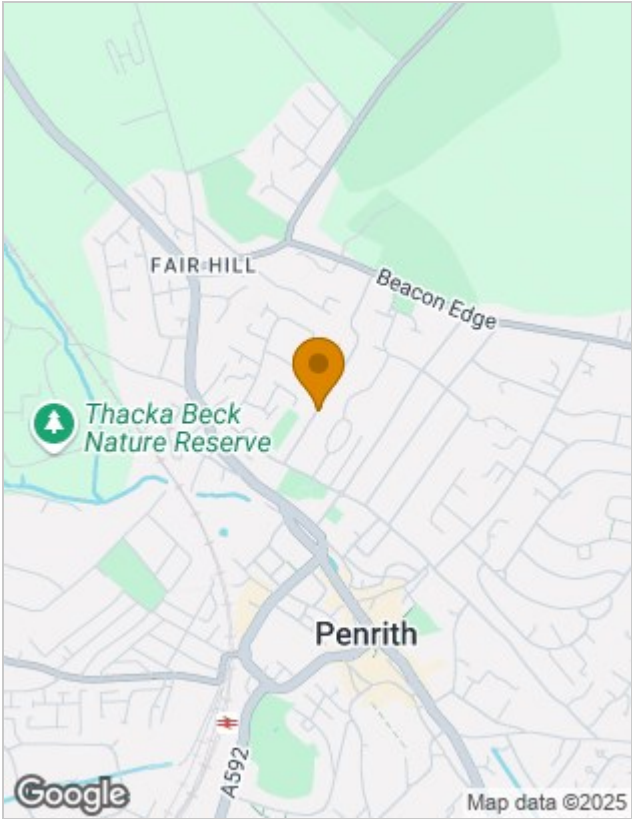
Viewing

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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

