



Penrith

£180,000

16 Brougham Street, Penrith, Cumbria, CA11 9DW

Beautifully presented 4 bedroom / study mid terrace house is welcomed to the market within walking distance of Penrith town centre. It offers an excellent opportunity for those seeking a home to personalise and put their stamp on their new home. The property is presented over three floors.

Quick Overview

- 4 Bedroom / Study Mid Terrace House
- 2 Reception Rooms & 1 Family Bathroom
- Close to Town Centre
- Rear Yard with Patio
- Fourth Bedroom / Study
- Good Condition
- High Ceilings & Original Features
- Close to Local Amenities, Railway and Bus Links
- On Street Permit Parking
- 80 mb/s Broadband
- Openreach & Fibrus broadband available



4



1



2



D



Openreach & Fibrus



Permit Parking

Property Reference: P0315



Living Room



Kitchen



Dining Room



Rear Aspect

Description: Beautifully presented 4 bedroom / study mid terrace house is welcomed to the market within walking distance of Penrith town centre. It offers an excellent opportunity for those seeking a home to personalise and put their stamp on their new home. The property is presented over three floors.

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 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.

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

Location 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. No 16 can be found on the left hand side.

Property Overview

Nested in a sought-after residential area, this 4 bedroom / study mid terrace house offers a fantastic opportunity for those looking to create their dream home. The property is conveniently located near local amenities, and enjoys easy access to regular bus service and train station.

The property consists of entrance hall with carpeted stairs to upper level. Lounge with large double glazed window to front aspect, gas fire with surround. Sliding doors lead you into the dining room, the ideal room for entertaining guests. Spacious dining room with high ceilings, storage cupboard with access into the kitchen. Fitted kitchen with window to rear aspect. Integrated electric hob, double oven, and microwave with extractor. Integrated fridge/freezer with plumbing for washing machine. Grey wall and base units, part tiled. Stainless steel sink with hot and cold taps. Laminate flooring. Access to utility room. Utility room with stainless steel sink with mixer taps, base unit and access to the rear yard.

To the first floor, is the spacious Master bedroom with double glazed window to front aspect and fitted wardrobes. There is a further good sized bedroom to this floor, again with fitted wardrobes. Four piece bathroom with bath, shower, WC and basin with mixer taps. Double glazed window to rear aspect. Fully tiled with laminate flooring. The second floor, includes a double bedroom with double glazed window to front aspect and bedroom four / study with eaves storage and Velux window to rear aspect. Gas central heating serves the ground and first floors.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living Room 15' 4" x 10' 7" (4.67m x 3.23m)

Dining Room 13' 7" x 12' 0" (4.14m x 3.66m)

Kitchen 11' 8" x 6' 10" (3.56m x 2.08m)

Utility Room 11' 8" x 5' 1" (3.56m x 1.55m)

First Floor

Bedroom 1 12' 9" x 12' 1" (3.89m x 3.68m)

Bedroom 2 16' 6" x 7' 7" (5.03m x 2.31m)

Bathroom

Second Floor

Bedroom 3 12' 10" x 12' 9" (3.91m x 3.89m)

Bedroom 4 / Study 10' 1" x 7' 6" (3.07m x 2.29m)

Outside

To the rear of the property is a low maintenance garden, with patio, shrubs and stone built storage cupboard. Neighbours have right of access. The property boasts partially double glazing, gas central heating, original features and high ceilings. On street parking with permit parking.

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

Tenure Freehold

Council Tax Eden District Council - 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

What3Words: ///overtones.notifying.prompt



Bedroom 1



Bedroom 2



Bedroom 3

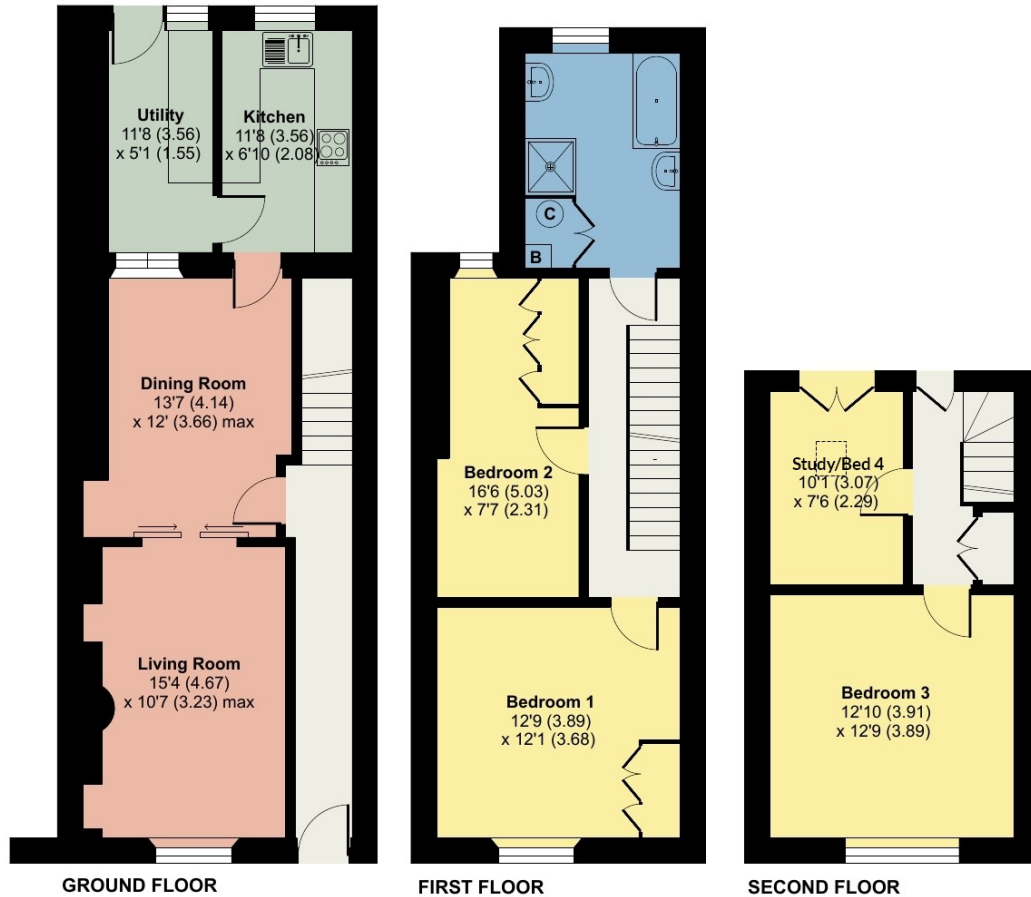


Bedroom 4 / Study

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Approximate Area = 1395 sq ft / 129.5 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1119353

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