



Penrith

£225,000

130 Graham Street, Penrith, Cumbria, CA11 9LG

Discover the epitome of modern living in this delightful mid terrace house, spread over four inviting floors and impeccably maintained and presented in walk-in condition. This home is perfect for those seeking comfort and style in equal measure. Combining modern amenities with a warm, inviting atmosphere, making it the perfect place to call home.

As you step through the front door, you're greeted by the inviting living room, a space that exudes warmth and sophistication. High ceilings create an airy atmosphere, while the built-in electric log burner with its elegant surround offers a cosy focal point for those chilly evenings. Double glazed window to front aspect with laminate flooring.

Quick Overview

- Extended mid terrace property
- Spanning 4 floors
- Beautifully presented
- Fitted kitchen
- Dining room & living room
- Home office/ snug
- Sought after location of Penrith
- Front yard & rear garden
- On street permit parking
- Ultrafast Broadband available



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Ultrafast
available



On street
Permit parking

Property Reference: P0418



Kitchen



Dining Room



Living Room



Bedroom One

The living room seamlessly flows into the dining room, making it an ideal setting for both intimate dinners and lively gatherings. Storage cupboard, laminate flooring with access to the basement and carpeted stairs leading to the upper floors. Beyond the dining area lies the fitted kitchen, which has been thoughtfully extended to provide ample space for culinary creativity. Equipped with modern appliances and plenty of storage, this kitchen is a dream for any home chef and offers seamless access to the garden, making it ideal for al fresco dining or simply enjoying a morning coffee amidst nature. The kitchen features integrated electric hob, oven and extractor with integrated fridge/ freezer. Stainless steel sink with mixer taps. Wooden effect worktops with light grey coloured wall and base units. Part tiled with laminate flooring. The boiler is located here. Double glazed window to side aspect and skylight.

The first floor comprises of 2 bedrooms and shower room. Bedroom 1 is a large double bedroom offering a haven of tranquillity, with its generous proportions, this room is perfect for creating your personal retreat. A built-in storage cupboard ensures that your belongings are neatly tucked away. Double glazed window to front aspect with carpet flooring. Ascend the private staircase to discover the pièce de résistance: A luxurious En- suite that promises indulgence and relaxation. This upper-level retreat features free standing bath, WC and basin with mixer taps. Part tiled with laminate flooring. Double glazed Velux window to front and rear. Bedroom 2 is single bedroom that is currently being used as a dressing room. Double glazed window to rear aspect with carpet flooring. Three piece shower room with shower, WC, basin with mixer taps and heated towel rail. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Descend the stone steps to the basement, currently being used as a home office. This quiet and private space is perfect for remote working. Double glazed window to front aspect with vinyl flooring.

Externally, low maintenance front yard with stone wall and railing boundary, chipped stones and flagstones. The rear garden has wooden fence and stone wall boundary, chipped stones, decking area and grassed lawn.

Accommodation with approx. dimensions

Basement 11' 4" x 11' 3" (3.45m x 3.43m)

Ground Floor

Kitchen 12' 1" x 8' 8" (3.68m x 2.64m)

Dining Room 11' 9" x 8' 8" (3.58m x 2.64m)

Living Room 11' 9" x 11' 7" (3.58m x 3.53m)

First Floor

Bedroom One 11' 9" x 11' 7" (3.58m x 3.53m)

Bedroom Two 9' 7" x 6' 5" (2.92m x 1.96m)

Shower Room 5' 7" x 4' 9" (1.7m x 1.45m)

Second Floor

En- Suite 11' 9" x 11' 1" (3.58m x 3.38m)

Property Information

Tenure

Freehold

Council Tax

Band B

Services and Utilities

Mains electricity, mains water and mains gas. Mains drainage

Energy Performance Certificate

Band C. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Ultrafast available.

Directions

From Penrith head south-east on Little Dockray towards Corn Market/ A592. Follow A592 and A6 to Portland Place. Taking Drivers Lane to Graham Street and the property will be on the left hand side.

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office.

Price

£225,000.

Anti-Money Laundering (AML) Regulations

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).



En-suite



Bedroom Two



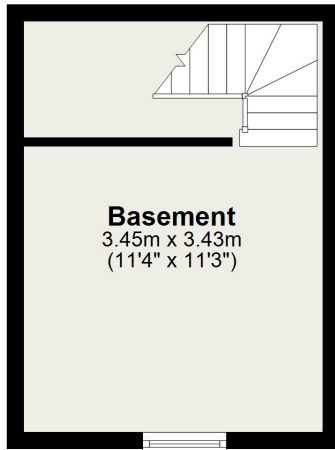
Basement



Garden

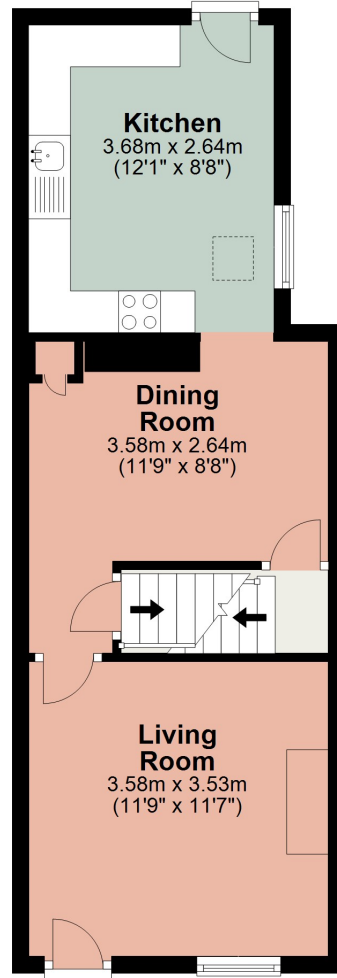
Basement

Approx. 17.2 sq. metres (185.2 sq. feet)



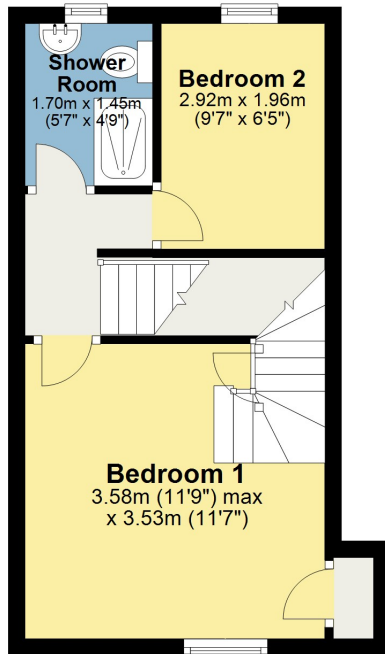
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



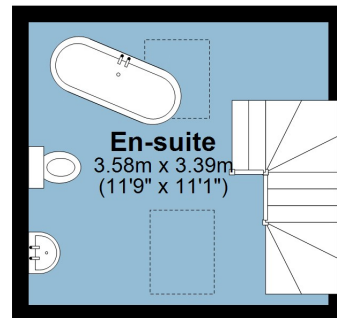
First Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



Second Floor

Approx. 12.1 sq. metres (130.5 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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