



## Penrith

£185,000

19 Graham Street, Penrith, Cumbria, CA11 9LG

Welcome to this delightful mid terrace home, located on a sought after street in Penrith. This home provides easy access to local amenities, schools, and transport links, with the added benefit of no onward chain, high ceilings, newly fitted carpets throughout and is presented in turn-key condition providing the perfect opportunity for those looking to move straight in and enjoy everything this vibrant area has to offer.

Step through the welcoming small vestibule into the inviting living room, where new carpets underfoot create a warm and homely atmosphere.

### Quick Overview

- Mid terrace property
- Modern fitted kitchen & breakfast bar
- Cosy living room
- New carpets throughout
- Front yard & shared rear yard
- No onward chain
- Close to local amenities
- Beautifully presented
- On street permit parking
- Ultrafast Broadband available



2



1



1



D



Ultrafast  
available



On street permit  
parking

Property Reference: P0425





Kitchen



Living Room



Kitchen



Living Room

This space is perfect for relaxing after a long day or entertaining guests. Electric fire with hearth and double glazed window to front aspect. Carpeted stairs lead to the upper floor. The living room seamlessly connects to the kitchen, making it easy to move between spaces while hosting or preparing meals.

The modern fitted kitchen is a practical and stylish space, featuring a breakfast bar that provides a casual dining option or a spot for morning coffee. Featuring integrated Induction hob, double oven and extractor. Integrated fridge/ freezer with the availability for slimline dishwasher and washing machine. Stainless steel sink with hot and cold taps. Black speckle worktops with light grey coloured wall and base units. Storage cupboard and double glazed window to rear aspect. Laminate flooring. A small hall leads you to the well-appointed bathroom with access to the rear yard, offering all the essentials for your daily routine. Three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Heated towel rail. Partial splashback with tiled flooring. Double glazed window to rear aspect.

Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The new carpets continue throughout, adding a touch of luxury and continuity to the home. Bedroom 1 is a spacious double bedroom with double glazed window to front aspect. Bedroom 2 is a large double bedroom with two storage cupboards. The boiler is located here. Double glazed window to rear aspect.

Externally, there is a low maintenance front yard with chipped stones and stone wall boundary. Enclosed low maintenance rear yard, which is shared with the neighbour at No.18. On street permit parking.

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.

#### Accommodation with approx. dimensions

##### Ground Floor

**Kitchen** 12' 7" x 11' 6" (3.84m x 3.51m)

**Living Room** 11' 6" x 11' 7" (3.51m x 3.53m)

##### Bathroom

##### First Floor

**Bedroom One** 11' 9" x 11' 8" (3.58m x 3.56m)

**Bedroom Two** 11' 7" x 9' 6" (3.53m x 2.9m)

#### Property Information

##### Tenure

Freehold

##### Council Tax

Band B

### Services and Utilities

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

### Energy Performance Rating

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

### Broadband Speed

Ultrafast available.

### Agent's Notes

We have been advised there is an easement for the rear yard.

### 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 right hand side.

### What3words Location

///massaging.dignitary.voter

### Viewings

By appointment with Hackney and Leigh's Penrith office.

### Price

£185,000

### 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).



Bedroom One



Bedroom Two



Bedroom Two

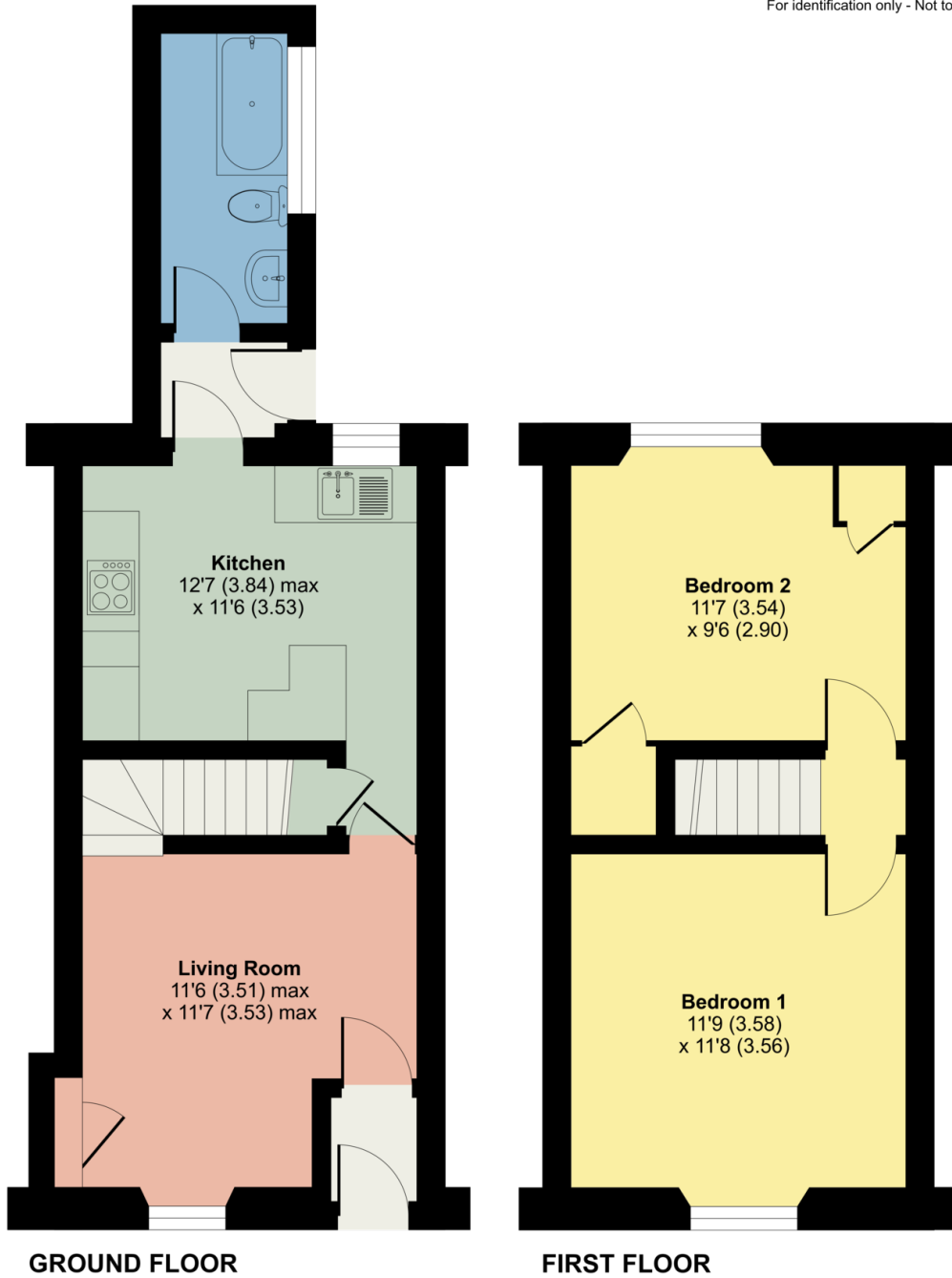


Bathroom

# Graham Street, Penrith, CA11 9LG

Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1266304

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 26/03/2025.

Request a Viewing Online or Call 01768 593593