



5 Beacon Square, Penrith, CA11 8AJ

Guide Price £260,000

PFK

5 Beacon Square

The Property

Nestled within a highly desirable and well established residential area, this three bedroom semi detached house offers an ideal opportunity for those seeking a comfortable and convenient family home.

Situated in the sought after New Streets area, just off the prestigious Beacon Edge, the property enjoys a peaceful yet accessible location within proximity to Penrith town. This prime position offers easy access to local schools, shops, amenities, and transport links, making it perfectly suited for family life or professional buyers alike.

Upon entering the home, you are welcomed into a spacious lounge. To the rear of the property a modern fitted dining kitchen offers ample storage and space for a family dining table. Leading from the kitchen is a sunroom that looks onto the rear garden. Upstairs, the property comprises three bedrooms and a family bathroom, fitted with modern fixtures and finishes.

Externally, the property benefits from off road parking to the front and garden to the rear.

This home combines comfort, convenience and a prime location.





5 Beacon Square

Location & Directions

Situated in a highly desirable area of Penrith, just off the prestigious Beacon Edge, this property enjoys a quiet yet convenient setting. The location offers easy access to the historic market town of Penrith, where you'll find a wide range of amenities including shops, supermarkets, cafés, schools, leisure facilities, and transport links. Penrith railway station, along with the nearby A66 and M6, provides excellent transport connections. The Lake District National Park is also just a short drive away.

Directions

5 Beacon Square can be located using the postcode CA11 8AJ and identified by a PFK For Sale board. Alternatively by using What3Words: [///modifies.weeds.curated](https://www.what3words.com////modifies.weeds.curated)



- 3 bed semi detached house within desirable area
- New streets just off Beacon Edge & close to Penrith town
- Lounge, Dining Kitchen, Sun Room.
- Off road Parking & Garden
- Tenure: Freehold
- Council Tax Band: C
- EPC rating D

ACCOMMODATION

GROUND FLOOR

Lounge

15' 7" x 17' 10" (4.76m x 5.43m)

Dining Kitchen

19' 5" x 6' 7" (5.93m x 2.01m)

Sun Room

9' 10" x 8' 6" (2.99m x 2.60m)

FIRST FLOOR

Bedroom 1

12' 1" x 10' 5" (3.69m x 3.17m)

Bedroom 2

11' 11" x 9' 2" (3.63m x 2.80m)

Bedroom 3

8' 2" x 7' 0" (2.48m x 2.14m)

Bathroom

7' 10" x 7' 1" (2.40m x 2.16m)





EXTERNALLY

Rear Garden

Lawned rear garden.

Garden

Off street

1 Parking Space

Off street parking situated to the front of the property and gated access to side pathway.

ADDITIONAL INFORMATION

Services

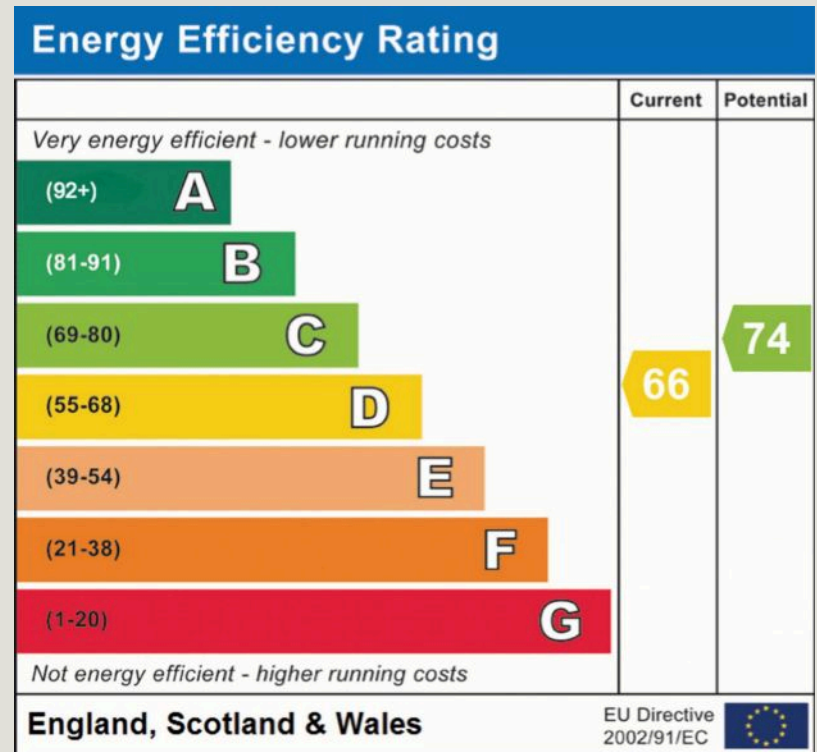
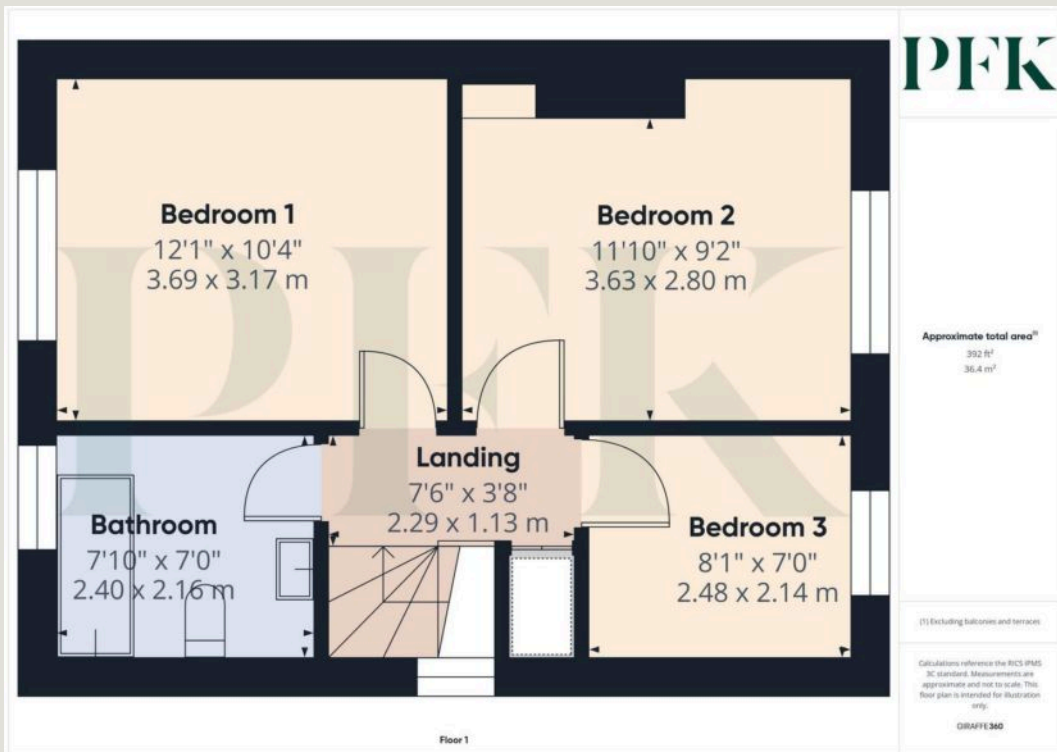
Mains water, electricity, drainage and gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.









PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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