



72 Brougham Street, Penrith, CA11 9DW

Guide Price £175,000

PFK

72 Brougham Street

The property:

Welcome to this deceptively spacious family home, arranged over four levels, with two reception area, three bedrooms and a fabulous, recently landscaped south facing rear garden with decked pergola seating area.

Brougham Street is a traditional 19th century sandstone terrace, with residents only permit parking on street to the front, this one way street is conveniently located just a stones throw from the town centre and all the amenities on offer.

Internally there are two reception areas, open plan and split level, plus a kitchen to the ground floor, the first floor offers two double bedrooms and the second floor completes the accommodation with a family bathroom and the third bedroom. Externally the rear garden is a low maintenance south facing haven for you to enjoy and entertain in, with a wonderful seating area plus artificial turf and raised beds plus further storage in the shed to the far end.

EXTERNALLY

On street parking to the front with residents parking permit, the local authority can also issue a visitors parking permit.

Superb low maintenance south facing rear garden with pergola over decked seating area, artificial turf and storage shed.





Penrith

The location:

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

Council Tax band: A

Tenure: Freehold

EPC rating D

Directions

72 Brougham Street can be located with the postcode CA11 9DW and identified by a PFK For Sale board. Alternatively by using What3Words: [///flexibly.leads.chest](https://www.what3words.com/#!/flexibly.leads.chest)

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

ACCOMMODATION

Reception 1

12' 5" x 10' 1" (3.79m x 3.07m)

Reception 2

12' 7" x 12' 0" (3.84m x 3.67m)

Kitchen

10' 10" x 7' 1" (3.31m x 2.17m)

FIRST FLOOR

Bedroom 1

12' 6" x 10' 3" (3.82m x 3.12m)

Bedroom 2

12' 2" x 7' 5" (3.70m x 2.27m)

SECOND FLOOR

Bathroom

7' 5" x 7' 4" (2.26m x 2.24m)

Bedroom 3

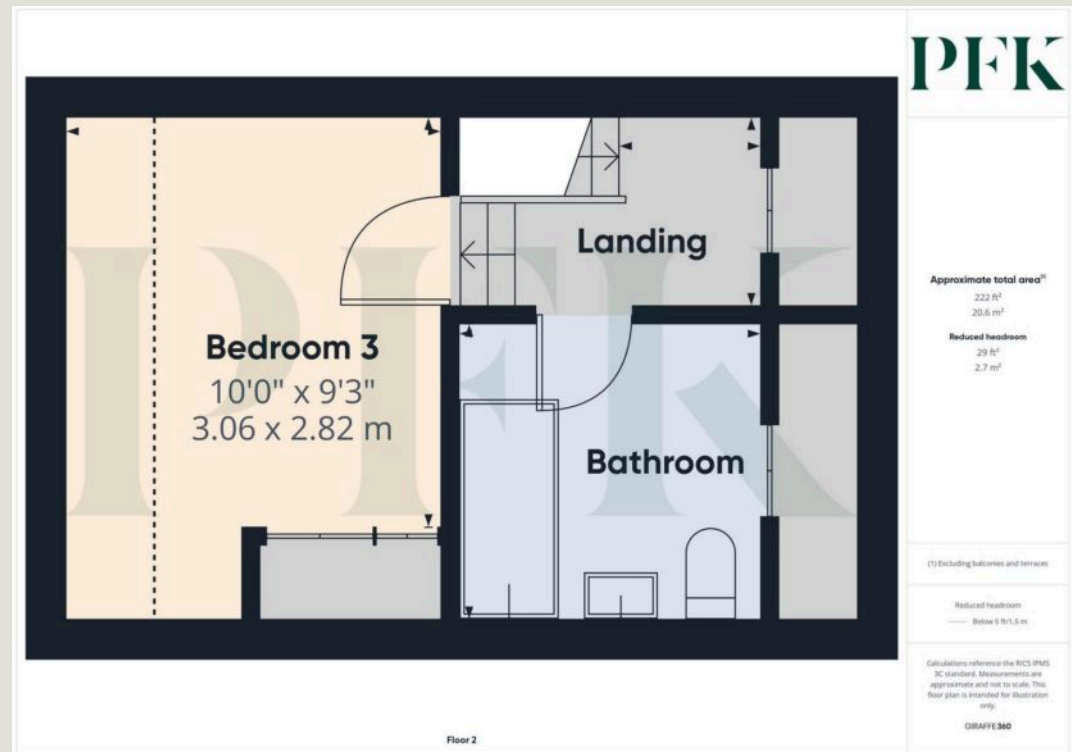
10' 0" x 9' 3" (3.06m x 2.82m)

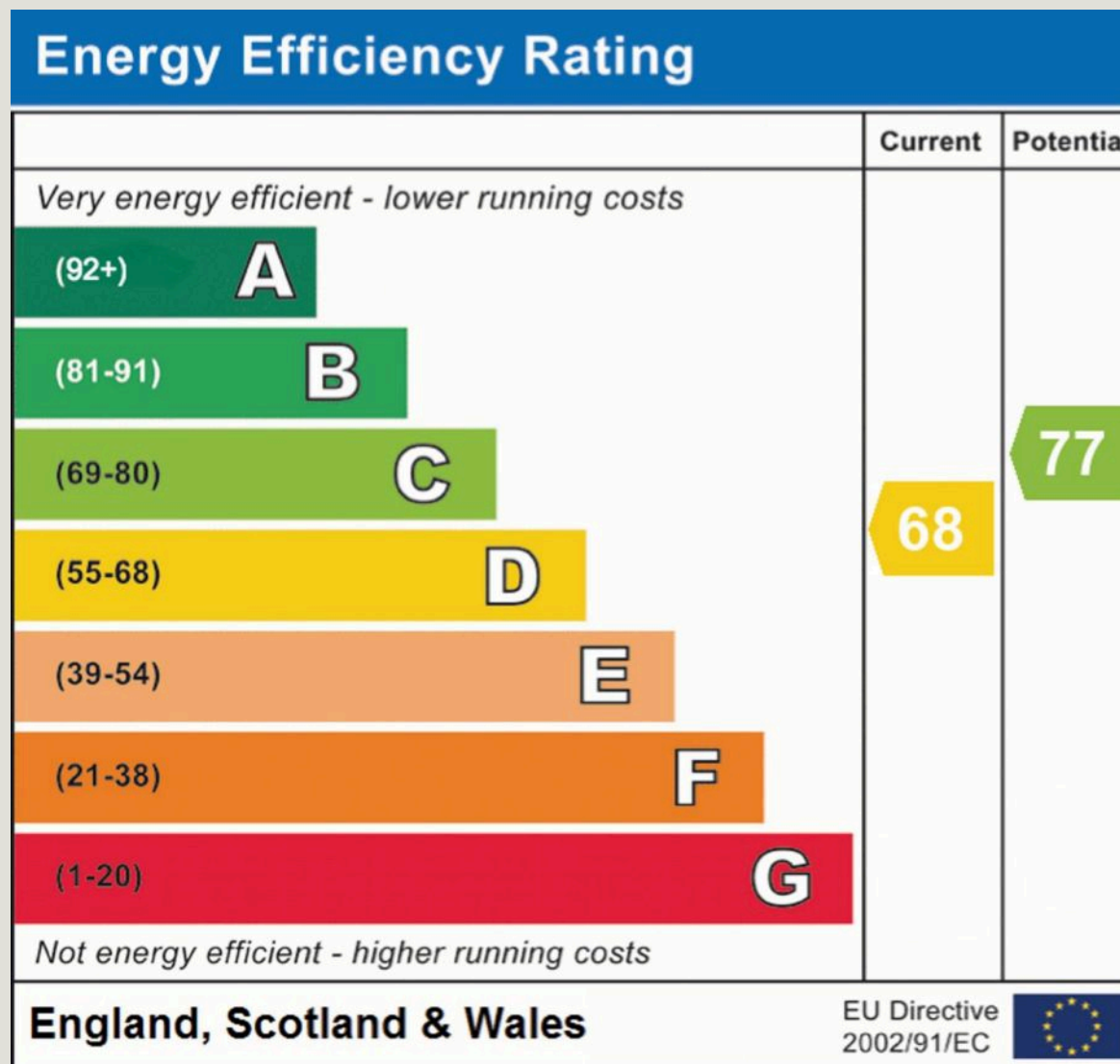
ADDITIONAL INFORMATION

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 : Naphthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







PFK Estate Agents

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