



20 Brougham Street, Penrith, CA11 9DW

Guide price £175,000





20 Brougham Street

Penrith, CA11 9DW

- Spacious 4 Bed Terraced Home
- Residents On Street Parking & Rear Garden
- Close to Amenities & Facilities
- 4 Double Bedrooms
- Situated in the Popular Castletown Residential Area
- Lounge, Dining Room & Kitchen
- Short Walk to the Town Centre
- Ideal for First Time Buyers, Families or Buy To Let Investors

This 4 bed terraced home is situated in the popular Castletown area of Penrith which offers easy access to the town centre, transport links, and local facilities and amenities. The home offers over 1,200sq ft of living accommodation and has 4 double bedrooms and 2 reception rooms. Ideal for first time buyers, families or buy to let investors the property would suit a range of buyers. To the rear is an enclosed, low maintenance garden with patio. Viewing is essential to appreciate what this property has to offer.



Entrance Porch

Glazed front door leads into the entrance porch. There is a glazed internal door giving access to the entrance hallway.

Entrance Hallway

There are internal doors giving access to the lounge and dining room with stairs leading off to the first floor landing. Also has wooden flooring and a radiator.

Lounge

9'7" x 11'10" (2.93 x 3.62)

A spacious lounge with doors opening to the dining room. Fitted carpet and a radiator. uPVC double glazed window to the front elevation.

Dining Room

16'2" x 10'1" (4.93 x 3.08)

An excellent space for family dining, having glazed double doors opening to the lounge and an internal door leading to the kitchen. There is also an understairs storage cupboard. Wooden flooring and a radiator. uPVC double glazed window to the rear elevation.

Kitchen

10'11" x 5'11" (3.33 x 1.82)

Has a range of fitted wall and base units with complementing worksurfaces and a stainless steel sink drainer unit with a mixer tap. There is plumbing for a washing machine and space for an oven and undercounter fridge freezer. A glazed uPVC door gives access to the rear garden and a uPVC double glazed window.

Stairs / First Floor Landing

Stairs from the entrance hallway lead to the first floor landing which has another staircase leading to the second floor landing. Doors to the first floor accommodation. There is also a storage cupboard.

Bedroom One

12'11" x 12'0" (3.96 x 3.68)

A spacious double bedroom with wooden flooring and a radiator. uPVC double glazed window to the front elevation.

Bedroom Three

7'6" x 15'7" (2.29 x 4.75)

A spacious double bedroom with fitted carpet and a radiator. uPVC double glazed window to the rear elevation.





Bathroom 6'9" x 6'0" (2.08 x 1.85)

Has a fitted three-piece suite comprising panelled bath with shower unit over, low level w/c and pedestal sink unit. Part tiled walls. uPVC double glazed window with opaque glass. Radiator.

Stairs / Second Floor Landing

Leading from the first floor landing up to the second floor landing. There is a ceiling hatch giving access to the loft.

Bedroom Two 13'0" x 9'11" (3.98 x 3.04)

A spacious double bedroom with fitted carpet and a radiator. Velux window over. Storage in the eaves.

Bedroom Four 10'0" x 7'6" (3.07 x 2.31)

A double bedroom currently used as an office with wooden flooring and a radiator. Velux window over. Storage in the eaves.

Outside

There is a garden to the rear with boundary fencing and walls. Raised beds and a patio area.

Services

Mains gas, electricity, water and drainage are connected. Fibre optic broadband.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

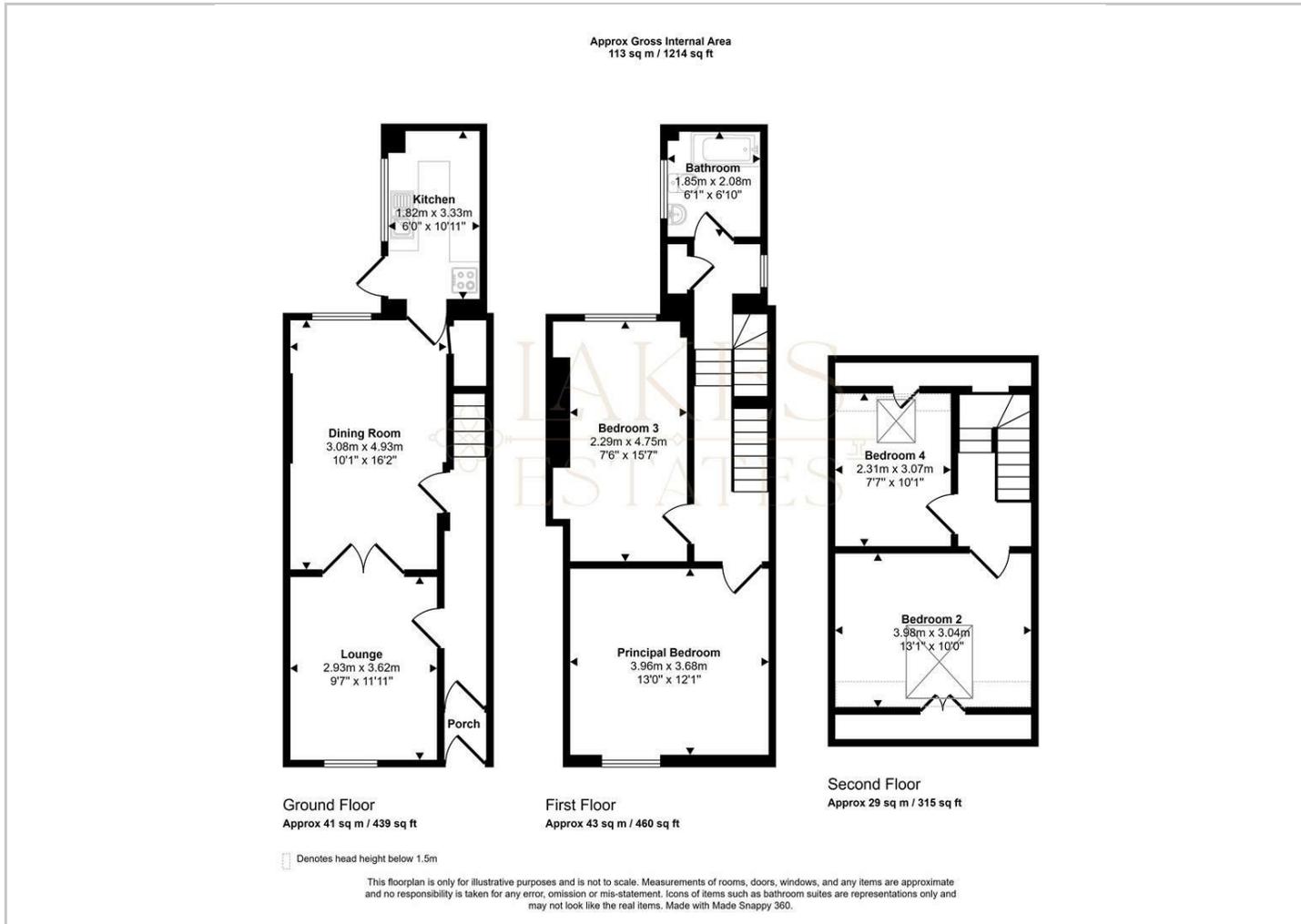
Directions

From Penrith town centre follow Castlegate heading over the first roundabout and at the next roundabout taking the first left. Follow this for approximately 500 metres and take the right turn at the fork onto Howard St then immediately turn right onto Cross Street and right onto Brougham Street.

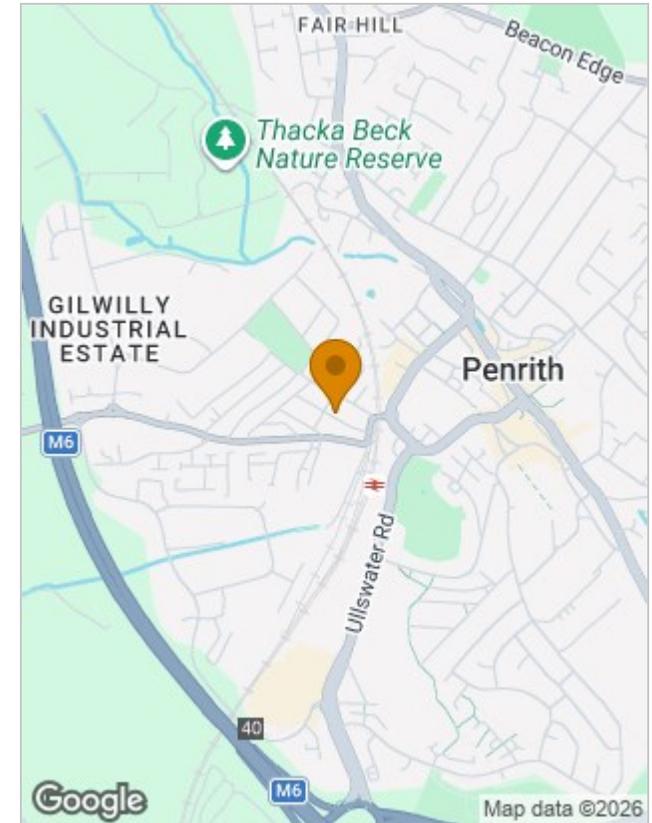




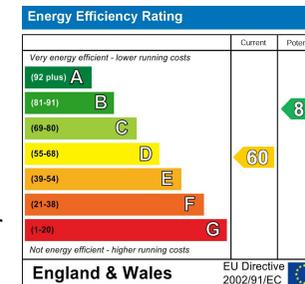
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>