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Residential
Estate Agents
Letting Agents

13 Brougham Street, Penrith, CA11 9DW

- **Newly Refurbished Sandstone Town House**
- **Conveniently Located Close to Penrith Town Centre**
- **Smart and Stylish Accommodation Over Three Floors**
- **Living Room, Dining Room + Kitchen**
- **4 Bedrooms + First Floor Bathroom**
- **Enclosed Garden to the Rear**
- **Resident Permit Parking Available**
- **Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC D**

Price £200,000

In a convenient location close to Penrith town centre, 13 Brougham Street has undergone a major refurbishment over the last six months to create a spacious, comfortable and flexible family home, stylishly presented throughout with accommodation over three floors comprising: Living Room, Dining Room, Kitchen, 2 Bedrooms and a Bathroom to the first floor and 2 Bedrooms to the second floor. Resident Permit Parking is available and to the rear is an Enclosed Garden laid mainly to paving for ease of maintenance. The property also benefits from Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout, over the bridge. Follow the road around the left and right hand bends and then fork left into Howard Street. Take the first right into Cross Street. The next junction is with Brougham Street, turn right, number 13 is on the left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band B.

Viewing

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Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

The door opens into the;

Living Room 11'1 x 13' (3.38m x 3.96m)

There is a feature inglenook fireplace with tiled hearth and rustic timber mantle. A double glazed window faces to the front and there is a double radiator and a TV aerial point. An oak door opens to the;

Dining Room 13'3 x 13' (4.04m x 3.96m)

There is an open fireplace with a marble hearth and back and a oak surround (there is a gas supply available). A double glazed window faces to the rear and there is a double radiator, two wall light points and a TV aerial lead. An oak door opens to the stairs and a part glazed oak door opens to the;

Kitchen 6'11 x 5'9 (2.11m x 1.75m)

Fitted with wood effect fronted wall and base units and a granite effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a gas or electric cooker and for an undercounter appliance. A uPVC double glazed window looks onto the garden and a door opens to the outside.

First Floor-Landing

Having painted spindles and an oak handrail and newel posts to the balustrade around the stairwell. The stairs continue to the second floor and oak doors lead off.

Bedroom One 11'8 x 12'11 (3.56m x 3.94m)
Having a double radiator, a TV aerial lead and a double glazed window to the front.

Bedroom Two 9'5 x9'5 (2.87m x2.87m)
A built-in cupboard with oak door houses the Worcester condensing combi boiler providing the hot water and central heating. There is a double radiator, TV aerial lead and a double glazed window to the rear.

Bathroom 6'9 x 5'11 (2.06m x 1.80m)
Fitted with a contemporary toilet, a wash basin set in a cabinet with mirror above and a bath with mixer shower taps, marine board to two sides and a clear shower screen. The ceiling is sloped with an oak clad beam. There is a chrome heated towel rail and a uPVC double glazed window to the rear .

Second floor-Landing
Oak doors lead off

Bedroom Three 7'9 x 12' 9 (2.36m x 3.66m 2.74m)
The ceiling is sloped with an exposed beam, a double glazed Velux roof light and recessed downlights.

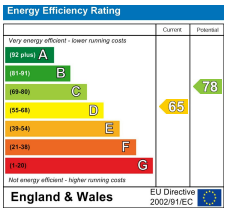
Bedroom Four 8'7 x 12'7 (2.62m x 3.84m)
The ceiling is sloped with an exposed beam, a double glazed Velux roof light and recessed downlights.

Outside
Street parking is available on Brougham Street to permit holders which are available through Westmorland and Furness Council.

Access to the rear is through an open passageway between numbers 11 and 10 Brougham Street and across the rear of 11 and 12.

To the rear of the house is an enclosed garden area laid mainly to block paving with well stocked flower and shrub beds to three sides. The garden benefits from the evening sun.

GROSS INTERNAL AREA
TOTAL: 111 m²/1,197 sq.ft
FLOOR 1: 44 m²/475 sq.ft, FLOOR 2: 43 m²/459 sq.ft
FLOOR 3: 24 m²/263 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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