



## Penrith

£240,000

9 Brentfield Way, Penrith, CA11 8DJ

Ideally positioned close to local amenities, well-regarded schools and excellent transport links, with the benefit of no onward chain, this beautifully presented semi detached home is move-in ready. Renovated to a high standard, the home combines modern finishes with practical family living and boasts a spacious and contemporary fitted kitchen/ dining room, a welcoming living room and a sleek modern shower room. Externally, the home benefits from a generous rear garden, providing excellent outdoor space for families and entertaining. On-street permit parking is available to the front of the property.

The spacious entrance porch leads into the welcoming entrance hall, which benefits from a handy storage cupboard, recently fitted carpets and a sleek partial glass banister.

### Quick Overview

3 Bedroom semi detached family home  
 Modern fitted kitchen/ diner  
 Living room with log burner  
 Four piece bathroom  
 Utility room  
 Solar panels  
 No onward chain  
 Gardens  
 On street permit parking  
 Ultrafast broadband available



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Ultrafast  
broadband  
available



Permit  
parking

Property Reference: P0579



Kitchen/ Diner



Kitchen/ Diner



Living Room



Garden

To the right is the cosy living room, featuring log burner, however the flu is uncertified, two double glazed windows to the front aspect, which provide views towards the distant Lake District fells, while also allowing natural light to flow through and offering a pleasant outlook towards the entrance porch.

Leading from the hallway into the modern and contemporary fitted kitchen/ diner, which is well equipped with a stainless steel sink, ample worktop space and a range of wall and base units providing excellent storage. A Rangemaster cooker with a five-ring gas hob and triple ovens creates a superb focal point, while there is space for a freestanding fridge freezer and washing machine. Integrated appliances include a dishwasher, grill and coffee maker. Natural light floods the room through a double glazed window to front aspect, double glazed skylight and double glazed patio doors to the rear aspect, allowing access to the garden. The kitchen benefits from underfloor heating. Access to a useful utility room/ storage cupboard.

There is also a downstairs WC for added convenience.

Venture upstairs to find three bedrooms and family bathroom. Bedroom 1 a generously sized double room with fitted mirrored wardrobes. One double glazed window to side aspect and two double glazed windows to the front aspect frame the front aspect, offering fell views that change with the seasons. Bedroom 2 continues the theme, and is another spacious double room with a double glazed window to front aspect. Bedroom 3 is a good sized single bedroom with double glazed window to side aspect, that could easily be used as a home office. Completing the first floor is the modern four piece bathroom featuring jacuzzi bath, steamer/ shower with waterfall feature, heated towel rail, WC and basin.

As you approach the property, you'll be greeted by a low maintenance front garden with small grassed lawn, creating a pleasant and welcoming first impression. The rear garden includes a large grassed lawn, shrubs and a few trees of various sizes, complemented by a stone and brick wall boundary, perfect for family activities or simply relaxing as you enjoy a morning coffee or summer barbeque. The greenhouse has been removed, although its foundations remain. 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. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and rail way links.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

10' 3" x 4' 10" (3.12m x 1.47m)

#### Kitchen

17' 10" x 9' 6" (5.44m x 2.9m)

#### Living Room

14' 11" x 10' 11" (4.55m x 3.33m)

#### Utility Room

8' 2" x 7' 4" (2.49m x 2.24m)

#### First Floor

##### Bedroom One

13' 1" x 10' 10" (3.99m x 3.3m)

##### Bedroom Two

10' 6" x 9' 10" (3.2m x 3m)

##### Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m)

#### Bathroom

#### Property Information

##### Tenure

Freehold (Vacant possession upon completion)

##### Council Tax

Band B

Westmorland & Furness Council

##### Services & Utilities

Mains electricity, mains water, main gas and mains drainage

##### Solar Panels

We have been advised solar panels were installed in March 2026 with a 3KW battery

##### Directions

From Penrith, continue on Great Dockray. Take Princes Street to King Street/ A6  
Continue on Great Dockray. Take Princes Street to King Street/ A6. Take  
Regional Route 71 to Brentfield Way. The property will be on left hand side

##### What3words Location

///remix.selling.witty

##### Viewings

By appointment with Hackney and Leigh's Penrith office

##### Anti-Money Laundering

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 £60.00 (incl. VAT) per individual or £50.00 (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 £150 (incl. VAT)



Bedroom One



Bedroom Two



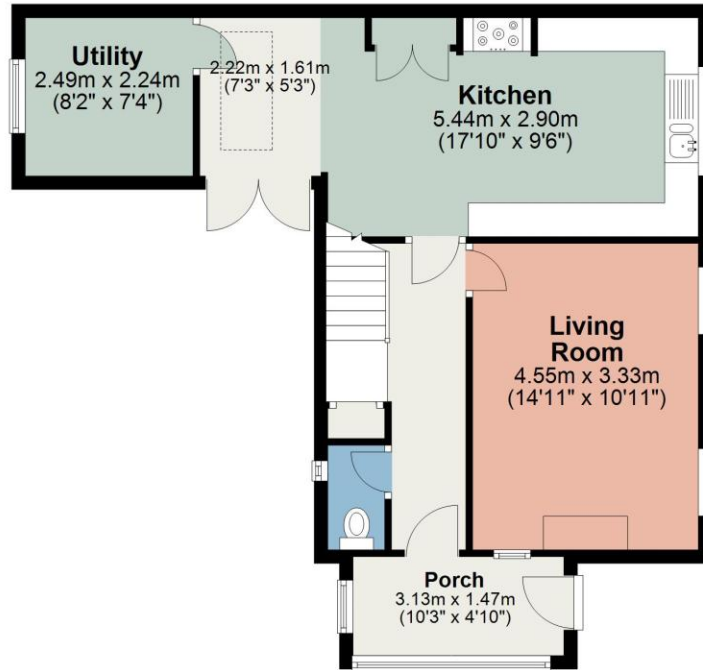
Bedroom Three



Bathroom

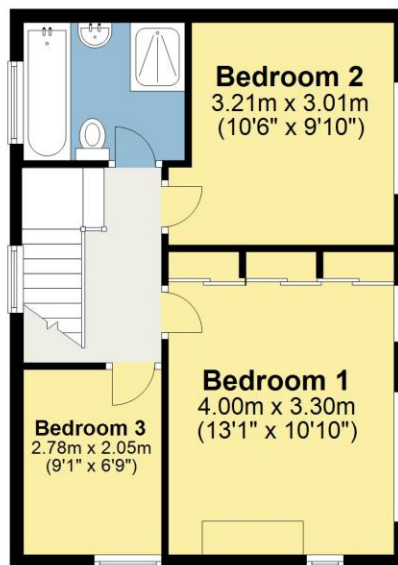
## Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

## 9 Brentfield Way, Penrith

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