



Penrith

£240,000

39 Musgrave Street, Penrith, Cumbria, CA11 9AS

Discover the perfect family haven with this beautifully presented mid terraced house, offering a seamless blend of modern living and convenience. Arranged over three floors, this attractive home boasts impressive high ceilings, a practical layout and is ready for its new owners to create lasting memories. Conveniently situated close to a wide range of local amenities, schools, shops, with excellent transport links, including regular bus services and nearby rail connections. Externally, there is a low maintenance garden offering an ideal setting for relaxing or entertaining, complete with useful external storage, a garage and private off-road parking for one vehicle, while permit controlled on-street parking is also available for residents and visitors.

Quick Overview

- 3 Bedroom mid terraced property over 3 floors
- Fitted kitchen and utility
- Dining room
- Living room
- Close to local amenities
- An ideal family home
- Enclosed rear garden
- Off street parking for one vehicle and on street permit parking
- Detached garage
- Ultrafast Broadband available



3



1



2



tbc



Ultrafast
broadband



Off street &
detached garage

Property Reference: P0590



Kitchen

A welcoming entrance vestibule with high ceiling creates an immediate sense of space and grandeur. From here, you are led into the entrance hall, where a carpeted staircase rises to the first floor. A door to your right opens into the spacious dining room which is an ideal setting for entertaining family and friends or hosting formal dinners. A handy understairs storage cupboard offers additional storage space.

From here there is a seamless flow into the fitted kitchen and living room. The kitchen features an integrated four ring electric hob, double oven and extractor hood, with availability for a dishwasher and fridge. Sink with mixer taps. A useful storage cupboard provides additional practicality, while generous worktop space is complemented by a range of wall and base units, offering ample storage. Double glazed window and door access to the rear garden. Adjacent to the kitchen is the utility room which provides availability for a free standing fridge/freezer, washing machine and tumble dryer. Handy fitted cupboards offer additional storage. Double glazed window to rear aspect.



Dining Room

Leading from the dining room through into the living room, which is complete with high ceiling and a gas fire log burner with brick surround that forms an attractive focal point, making this a comfortable and inviting room in which to relax and unwind. This bright and airy reception space benefits from a double glazed window to the front aspect.

Venture upstairs to find Bedroom 1 and the family bathroom. Bedroom 1 is a large double room with storage cupboard and high ceiling. Natural light fills this bedroom with thanks to the two double glazed windows to the front aspect. The spacious family bathroom boasts a corner shower, bath with hot and cold taps, WC and basin. Double glazed window to rear aspect.

The second floor is accessed via a carpeted staircase and comprises two bedrooms. The first is a well-proportioned room featuring a sloping ceiling and a double glazed Velux window, creating a bright and characterful space. The second bedroom is a generous double bedroom with a high and sloping ceiling, double glazed Velux window and useful eaves storage, offering both charm and practicality.



Living Room

As you approach the property, you'll be greeted by a low maintenance front garden with monoblock paving and small brick boundary, creating a pleasant first impression. The low maintenance rear garden includes a small patio area, perfect for alfresco dining in a pleasant setting for relaxation and entertaining, established shrubbery and chipped stones. A wooden fence and brick wall boundary completes the rear garden. The garden also benefits from a stone built outhouse with Velux window and power supply. From the rear garden there is access to the garage, which is also fitted with electrics and a designated parking space which is situated directly in front of the garage. Additionally, there is on street permit parking available at the front of the property. Please note that there are mutual Rights of Way across the rear of the properties.

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 railway links.

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hallway

Kitchen 8' 8" x 8' 3" (2.64m x 2.51m)

Utility Room 6' 5" x 9' 1" (1.96m x 2.77m)

Dining Room 12' 5" x 11' 2" (3.78m x 3.4m)

Living Room 12' 6" x 10' 11" (3.81m x 3.33m)



Rear Garden

First Floor

Bedroom One 12' 4" x 15' 5" (3.76m x 4.7m)

Bathroom

Second Floor

Bedroom Two 12' 5" x 15' 5" (3.78m x 4.7m)

Bedroom Three 9' 3" x 14' 7" (2.82m x 4.44m)

Outside

External Storage 6' 9" x 9' 2" (2.06m x 2.79m)

Garage

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Westmorland and Furness Council - Band B

Services

Mains electricity, mains water, main gas and mains drainage

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultra fast broadband available

Directions

Leaving Penrith, turn right onto Com Market/ A592. At the roundabout, take the 2nd exit onto Cromwell Rd/ A592. At the roundabout, take the 1st exit onto Cromwell Road/ B5288 and turn right and left onto Gilwilly Lane, turning left onto Musgrave Street. The property will be on the left hand side

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh

Price

£240,000

Anti Money Laundering

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Bedroom One



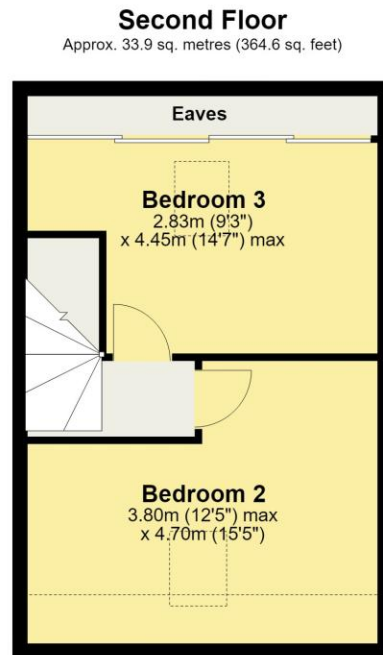
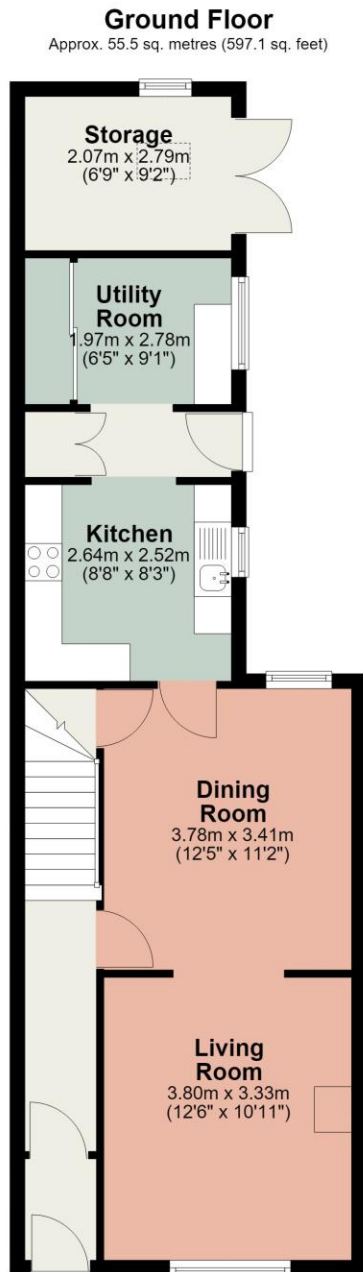
Bedroom Two



Bedroom Three



Bathroom



Total area: approx. 125.4 sq. metres (1349.4 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.

39 Musgrave Street, Penrith

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