



9 Musgrave Street, Penrith, CA11 9AS
Guide Price £265,000

PFK

9 Musgrave Street

The Property:

A spacious and versatile **four bedroom townhouse** situated in a convenient and popular area of Penrith, offering well proportioned accommodation arranged over three floors, together with a low maintenance rear garden and driveway parking.

The property is entered via an **entrance vestibule that leads into an inner hallway**, leading to a comfortable **lounge featuring a feature fireplace with wood burning stove**, creating a welcoming focal point. The separate **dining room** benefits from useful alcove storage and provides an ideal space for family meals and entertaining. To the rear is a well equipped **kitchen**, complete with a dual fuel range cooker, together with a useful **utility room and WC**.

To the first floor are **two good sized double bedrooms** and a modern **four piece family bathroom**, comprising bath, separate shower, WC and wash hand basin.

The second floor provides a further **two double bedrooms**, making this an ideal home for families or those requiring flexible accommodation for guests, working from home or hobbies.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring a **gravelled seating area**, while the property also benefits from **driveway parking**.

With four double bedrooms, generous living accommodation and a practical layout over three floors, 9 Musgrave Street offers an excellent opportunity to acquire a substantial family home in a convenient Penrith location.





9 Musgrave Street

Location & Directions:

Musgrave Street is conveniently located within the popular market town of Penrith, providing easy access to a wide range of local amenities including shops, supermarkets, cafés, restaurants, schools and leisure facilities. Penrith offers excellent transport links, with the M6 motorway and Penrith railway station providing convenient connections to Carlisle, the north and major towns and cities further afield. The surrounding Eden Valley and Lake District provide a wealth of opportunities for walking, cycling and enjoying the beautiful Cumbrian countryside.

Directions

9 Musgrave Street can be located by using the postcode CA11 9AS or by using What3Words: [///tulip.thank.rucksack](https://www.what3words.com/?w3w=tulip.thank.rucksack)



- Mid-terrace townhouse
- 4 bedrooms & 1 bathroom
- Rear low maintenance garden & driveway parking
- EPC rating D
- Tenure: Freehold
- Council Tax Band: Currently registered for business rates
- Gas central heating & fully double glazed

ACCOMMODATION

Entrance Hall

11' 8" x 3' 1" (3.56m x 0.95m)

Living Room

12' 6" x 11' 1" (3.81m x 3.38m)

Dining Room

12' 5" x 10' 11" (3.78m x 3.32m)

Kitchen

14' 6" x 7' 8" (4.43m x 2.34m)

Utility Room

7' 7" x 7' 5" (2.30m x 2.25m)

LANDING

9' 8" x 3' 3" (2.94m x 0.99m)

Bedroom

12' 6" x 8' 8" (3.80m x 2.65m)

Bathroom

8' 8" x 5' 7" (2.64m x 1.71m)

Bedroom

12' 4" x 8' 7" (3.77m x 2.62m)

Bedroom

14' 4" x 12' 2" (4.36m x 3.71m)

Bedroom

14' 3" x 12' 2" (4.35m x 3.72m)

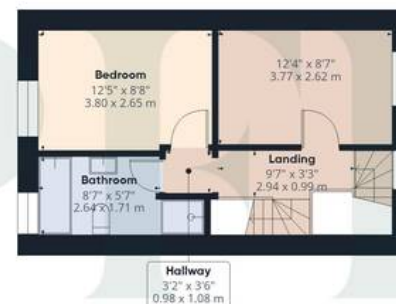
External







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1229 ft²

113.9 m²

Reduced headroom

140 ft²

13 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

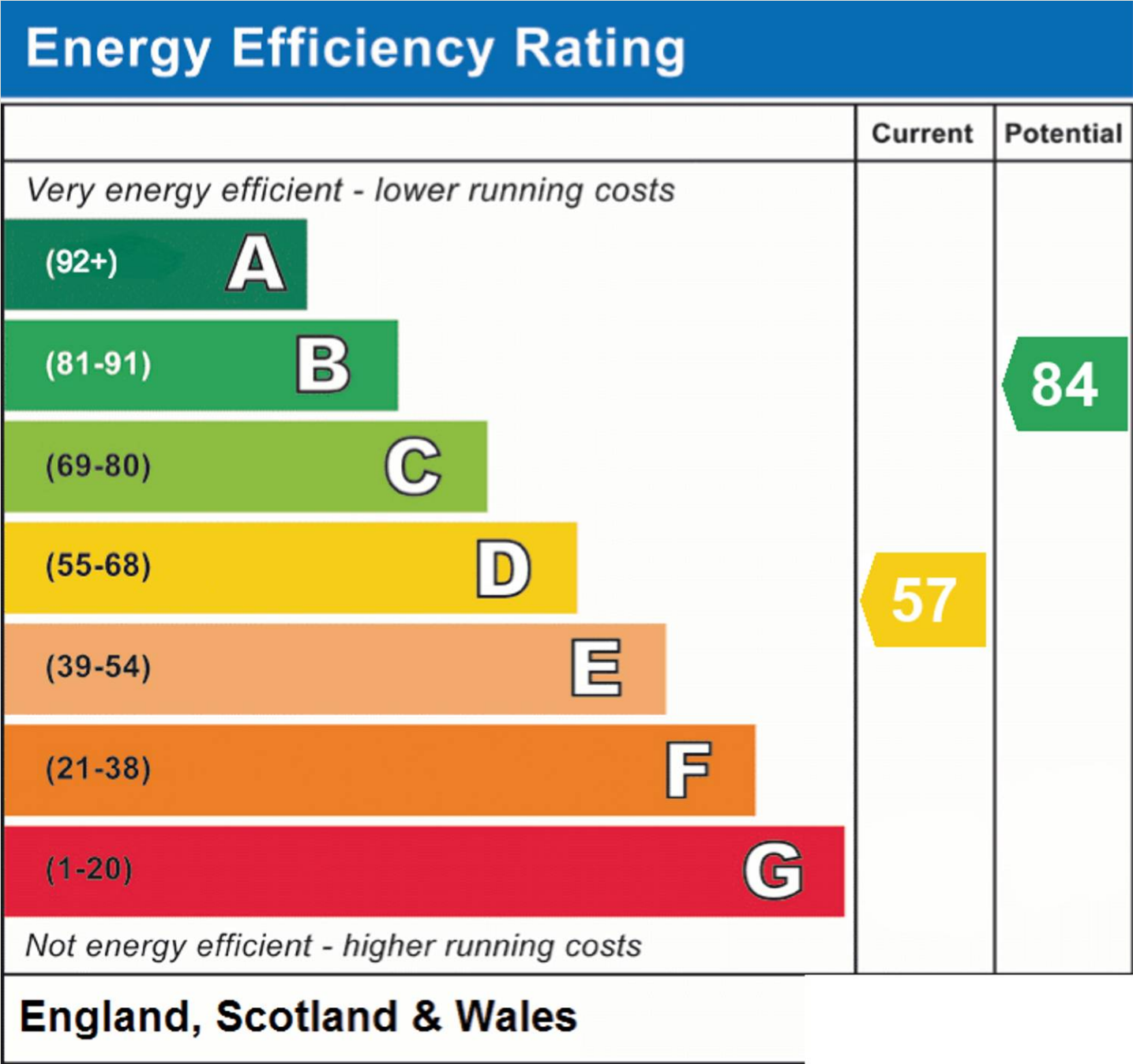
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Personal Interest Declaration

Estate Agency Act 1979 – Please be advised the seller is an employee of PFK Estate Agents.





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