



Penrith

£325,000

9 Brooklands Grange, Penrith, CA11 8TQ

Combining generous living space, a convenient location and the advantage of no onward chain, this attractive home is ready to be enjoyed from day one, with newly fitted carpets throughout providing a fresh and comfortable feel underfoot, that enhance the home's move-in-ready appeal. Externally, you can benefit from low maintenance gardens, driveway and single garage that offers additional storage and practicality.

Step into the welcoming entrance hallway, where recently fitted carpeted stairs lead to the first floor. On our right is the fitted kitchen, which has been designed with practicality in mind, featuring a breakfast bar that offers ample space for informal dining.

Quick Overview

- 3 Bedroom detached family home
- Recently fitted carpets throughout
- Fitted kitchen & breakfast bar
- Dining room
- Spacious living room
- No onward chain
- Gardens
- Driveway
- Garage
- Ultrafast broadband available



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Ultrafast
available



Drive way &
garage

Property Reference: P0587



Kitchen

Free standing cooker with four ring electric hob, double oven, with integrated extractor. Availability for a washing machine and fridge. Stainless steel sink with mixer taps. Ample worktop space with a range of wall and base units. A heated towel rail adds comfort, while the boiler is also conveniently housed within this room. A double glazed window and door lead to the rear garden.

The kitchen flows seamlessly into the dining room, creating an ideal layout for both family life and entertaining. Double glazed sliding doors open onto the rear garden, allowing natural light to flood the room, providing an excellent connection between indoor and outdoor living. Leading from the dining room through into the spacious living room. This bright and airy reception space benefits from three double glazed windows to the front aspect, creating an abundance of natural light throughout the day. A gas fire with decorative surround forms an attractive focal point, making this a comfortable and inviting room in which to relax and unwind.

There is also a downstairs WC for added convenience.

Venture upstairs to find three bedrooms, all with recently fitted carpets and family bathroom. The landing benefits from a handy storage cupboard, allowing to keep your essentials tucked neatly away. Bedroom 1 is a double room and features a three piece En-suite. Natural light fills this bedroom with thanks to a double glazed window to the side aspect and one double glazed window to the front aspect. The En-suite features a corner shower, WC, basin with mixer tap and heated towel rail. Bedroom 2 is a small double room with a double glazed window to rear aspect, offering distant fell views that change with the seasons. Bedroom 3 is a single bedroom with double glazed window to front aspect, that could easily be used as a home office. Completing the first floor is the three piece shower room, featuring shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect.



Dining Room

As you approach the property, you'll be greeted by a low maintenance front garden that includes chipped stones and shrubbery, with partial wooden fencing boundary, creating a pleasant and welcoming first impression. The tiered rear garden includes a small patio area, perfect for al fresco dining while you enjoy the views of the Lake District fells in the distance, shrubbery, chipped stones, with a few trees of various sizes, including apple and plum trees. A wooden fence boundary completes the rear garden. The property benefits from a private driveway and garage, providing both convenience and enhanced kerb appeal.



Living Room

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 approx. dimensions

Ground Floor

Entrance Hallway

Kitchen 11' 5" x 9' 9" (3.48m x 2.97m)



Rear Aspect



Kitchen



Living Room



Landing



Bedroom One



Bedroom Two



Bedroom Three

Dining Room 9' 0" x 9' 10" (2.74m x 3m)

Living Room 16' 8" x 13' 0" (5.08m x 3.96m)

Downstairs WC

First Floor

Bedroom One 9' 7" x 11' 7" (2.92m x 3.53m)

En-suite

Bedroom Two 8' 0" x 10' 6" (2.44m x 3.2m)

Bedroom Three 6' 6" x 8' 2" (1.98m x 2.49m)

Bathroom

Outside

Garage 8' 6" x 16' 8" (2.59m x 5.08m)

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, main gas and mains drainage

Directions

Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Continue onto Great Dockray, turning left onto Princess Street and left onto Crown Square. Turn right onto King Street/ A6. Continue to follow A6. Turn left onto Roper Street, merging onto Carleton Road/ Route 71. Turn left onto Oak Road and left onto Rimington Way. Continue onto Brooklands Grange and the property is on the left hand side

What3words Location

///calibrate.finishers.random

Viewings

By appointment with Hackney and Leigh's Penrith office

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Bedroom One



Shower Room



Rear Garden



Rear Garden

Request a Viewing Online or Call 01768 593593

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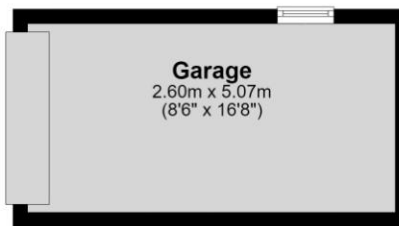
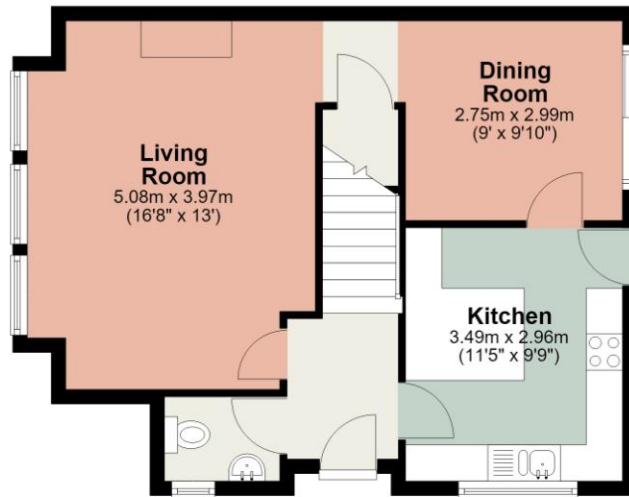


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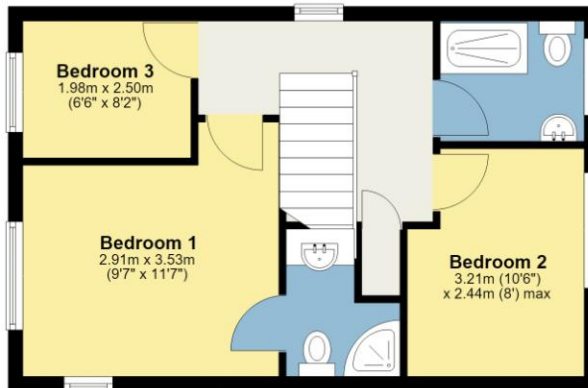
Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 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 Brooklands Grange, Penrith

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