143 Graham Street, Penrith - CA11 9LG

£1,200 pcm

PFK

143 Graham Street

Penrith, Penrith

A Fully Renovated Two-Bedroom Terraced Home with Contemporary Interiors, Attic Area and Generous Rear Garden

Fully renovated throughout and offering stylish, contemporary accommodation, this attractive two-bedroom traditional terraced property is situated within a desirable and convenient area of Penrith. The property benefits from a good-sized rear garden, modern fixtures and fittings, and versatile additional space.

The property is entered directly into the living room, a front-aspect reception space featuring a characterful recessed area that formerly housed a fireplace, providing an attractive focal point. A part-glazed door leads through to the impressive dining kitchen, passing a useful understairs storage cupboard.

The dining kitchen is a standout feature of the home, offering ample space for dining and fitted with a brand-new contemporary kitchen. The kitchen comprises a range of wall and base units with complementary work surfaces and a breakfast bar. Integrated appliances include a fridge/freezer, eye-level double oven, washing machine, tumble dryer, dishwasher, and hob with extractor fitted above. A 1.5 stainless steel sink with drainer and mixer tap completes the arrangement. A door provides access to the rear of the property, while a further door leads to the staircase.

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To the first floor, the landing provides access to the bathroom and two bedrooms, one positioned to the front and one to the rear of the property. A staircase opens into the attic area, which is spacious with sloped ceilings, heating, large Velux window, electric sockets and exposed stone walls.

Please note, as we understand that this area does not comply with current building regulations for use as a bedroom.

Externally, the property benefits from a low-maintenance front area and a side alley providing access to the rear of the property. The rear can also be accessed directly from the kitchen via an external door. A shared outhouse offers useful external storage, and an outside tap adds further convenience. The rear garden features a flagged patio area ideal for outdoor seating, leading on to a generous lawn with established shrubs and trees, providing an attractive outdoor space to enjoy.

Please note that the neighbouring properties have a right of way over the garden to the side alley and also the shared outhouse.

This well-presented and thoughtfully renovated home is ready for occupation and offers modern living in a popular and accessible location.

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Graham Street is conveniently located in the much sought after New Streets Conservation Area, close to Penrith town centre with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities in the town, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand

- Fully renovated 2 bed traditional terraced property
- Large attic room
- Rear garden and use of a shared outhouse
- Well-proportioned accommodation
- Convenient and desirable location
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D
- Management - Fully Managed by PFK

Directions

The property can be located by using What3Words - ///washable.passing.twinge or via the Post Code CA11 9LG. A For Let board has also been erected for identifying purposes.

ACCOMMODATION

GROUND FLOOR

Living Room
11' 11" x 11' 6" (3.62m x 3.50m)

Dining Area
11' 8" x 11' 8" (3.55m x 3.56m)

Kitchen
11' 11" x 10' 2" (3.62m x 3.10m)

FIRST FLOOR - Landing

Bathroom

Bedroom 1
15' 7" x 11' 6" (4.75m x 3.51m)

Bedroom 2
9' 5" x 11' 6" (2.86m x 3.50m)

SECOND FLOOR

Habitable Attic Room

EXTERNAL

Rear Garden

Parking - On street - Permit on-street parking

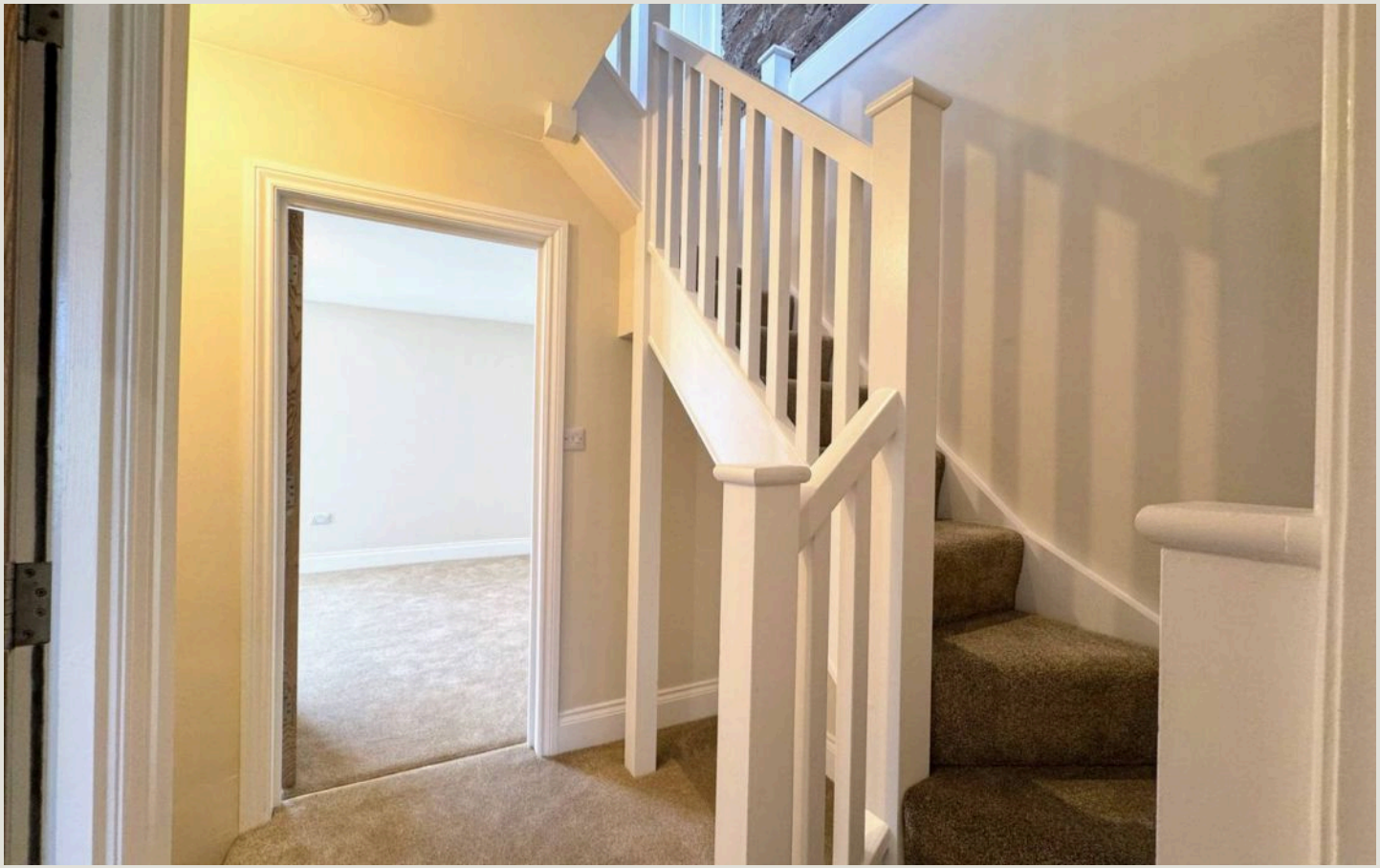
ADDITIONAL INFORMATION

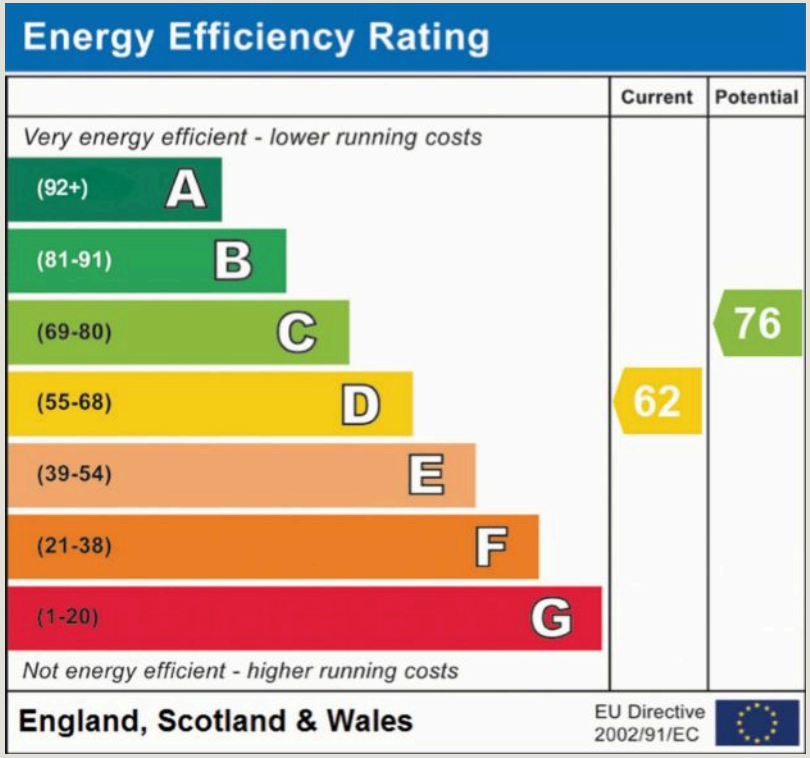
Services
Mains electricity, gas, water & drainage; gas central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Management Terms & Conditions
Management: this property is managed by PFK. Terms: Rental: £1,200 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referral Fees & Other Payments
PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, 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): • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50 Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: • Inventories: £80 to £130 • Tenant Referencing: £32 • Fitting of Smoke/Carbon Monoxide Alarms: £5

Permitted Payments
Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
76
England, Scotland & Wales
EU Directive 2002/91/EC

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