



## Penrith

£240,000

1 Watson Terrace, Penrith, CA11 7ND

Perfectly located within easy reach of the town centre, shops, supermarkets, restaurants, and excellent transport links, this charming three-bedroom end-terrace home offers generous accommodation ideal for a growing family.

Prominently positioned on the corner of Brunswick Square, this extended family home benefits from a sunny rear garden, off-street parking and a garage whilst internally offering some wonderful features that include beamed ceilings, an abundance of natural light, dual-aspect windows and delightful views towards Christ Church.

Offered to the market with no onward chain, the property presents a fantastic opportunity to acquire a period home with a modern layout, while still offering scope to personalise and add your own touch.



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TBC



Ultrafast  
available



Garage and  
parking

### Quick Overview

Extended end terrace house

Three bedrooms, two bathrooms

Generous accommodation

Sunny rear garden

No onward chain

Prominent position with views towards

Christ Church

Within easy reach of the town centre

Impressive family kitchen / living space

Garage and off street parking

Ultrafast broadband available

Property Reference: P0544



**Bathroom**

Upon entering, the hallway provides access to all ground floor accommodation. This includes a spacious bathroom and a useful utility cupboard with space for both a washing machine and tumble dryer. The well-designed kitchen opens seamlessly into the extended area, creating an impressive open-plan living, dining, and kitchen space - perfect for family life and entertaining - complete with direct access to the rear garden. A separate, cosy lounge with dual-aspect windows and a wood-burning stove offers a relaxing space for the evenings and also provides access to the staircase leading to the first floor.

Upstairs, the generous landing leads to a well-appointed shower room and three well-proportioned bedrooms, each enjoying pleasant views - either towards the church or overlooking the garden towards Brunswick Square.

Outside, the gated rear garden features a patio seating area with steps leading up to a lawn garden, while the block-paving provides off-street parking in front of the garage. Additional residents permit parking is also readily available, offering further convenient space for visiting friends and family.

**Accommodation with approx. dimensions**



**Living Room**

**Ground Floor**

**Entrance Hall**

**Kitchen**

10' 2" x 11' 1" (3.1m x 3.38m)

**Dining area**

9' 10" x 6' 10" (3m x 2.08m)

**Family room**

14' 1" x 6' 10" (4.29m x 2.08m)

**Bathroom**

8' 11" x 9' 6" (2.72m x 2.9m)



**Living Room**

**Living Room**

13' 2" x 12' 1" (4.01m x 3.68m)

**First Floor**

**Bedroom One**

11' 8" x 12' 2" (3.56m x 3.71m)

**Bedroom Two**

12' 5" x 6' 9" (3.78m x 2.06m)

**Bedroom Three**

9' 7" x 8' 6" (2.92m x 2.59m)



**Kitchen**



Dining Area



Family Garden Room



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

### Shower Room

4' 1" x 6' 9" (1.24m x 2.06m)

### Property Information

#### Tenure

Freehold

#### Council Tax

Band B

Westmorland & Furness Council

### Services & Utilities

Mains electricity, mains water and mains drainage, gas central heating

#### EPC

TBC

### Broadband Speed

Ultrafast available

### Directions

From the Hackney and Leigh office, head towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/A592 turns left and becomes Duke Street/ A6. 1 Watson Terrace is located on the corner of Brunswick Square

### What3words Location

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### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£240,000

### Anti-Money Laundering

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Patio Seating Area



Garden



Rear Aspect



Front Aspect

Request a Viewing Online or Call 01768 593593

## Penrith Sales Team

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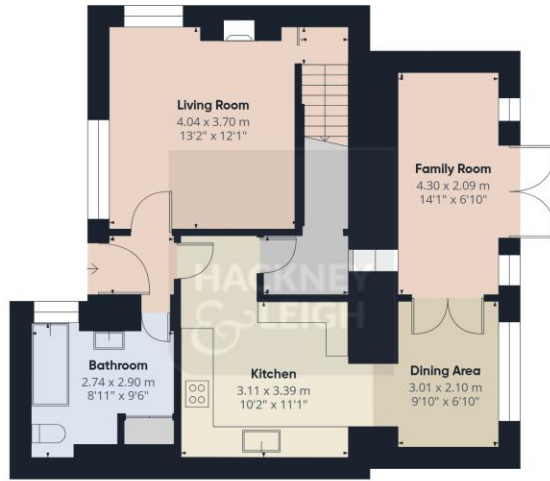


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

97.6 m<sup>2</sup>  
1051 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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