

# PFK

142 Graham Street, Penrith, Cumbria CA11 9LG

Guide Price: £230,000









## LOCATION

Graham Street is one of the roads forming part of the New Streets Conservation Area and lies just less than half a mile from the town centre with its excellent range of day to day facilities. There are also primary and secondary schools, main line railway station and numerous sports facilities close by, and the M6 can easily be accessed at Junction 40 or 41 with the Lake District National Park also being close at hand.

## PROPERTY DESCRIPTION

A most attractive traditional property, located on the desirable Graham Street and enjoying accommodation over three floors and a lovely rear garden.

Having a rear extension added a number of years ago, this charming property benefits from well proportioned accommodation throughout and is complemented by the character that features within some of the rooms. Briefly comprising a welcoming living room with inglenook fireplace and stone surround, an excellent dining area with further inglenook fireplace surround and well equipped kitchen with door to the rear garden. To the first floor, there are two double bedrooms and a family bathroom with stairs leading up to the second floor attic room. The attic room is a generous and versatile space, currently used as a third bedroom with excellent eaves storage.

Externally, there is a small flagged area to the front and an attractive lawned garden to the rear with flagged patio and wooden shed.

Please note there is a right of way over the neighbours garden to a passageway used for refuse bin collection etc. and the neighbour to the right (when facing the property), also has a right of way over the garden of 142, to reach the passageway.

## ACCOMMODATION

### Living Room

3.50m x 3.66m (11' 6" x 12' 0") Accessed via part glazed UPVC front door. A front aspect reception room with gas fire in an inglenook fireplace with stone hearth, recessed storage cupboard with shelving over, radiator and door leading to a useful understairs storage cupboard and to the dining area and kitchen.

### Dining Area

4.57m x 3.45m (15' 0" x 11' 4") Gas fire in attractive, inglenook fireplace with wood lintel and recess to one side, radiator and laminate flooring. A door gives access to stairs leading to the first floor and open access leads into the kitchen.

### Kitchen

3.11m x 3.76m (10' 2" x 12' 4") Fitted with a good range of wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with five burner gas hob over, space for full height fridge freezer and breakfast bar dining space. Laminate flooring, radiator, rear aspect window and part glazed UPVC door leading out to the rear garden.

### FIRST FLOOR LANDING

With stairs leading up to the second floor, radiator and doors giving access to the first floor rooms.

### Bedroom 1

3.52m x 3.68m (11' 7" x 12' 1") A front aspect double bedroom with radiator.

### Bedroom 2

3.49m x 2.61m (11' 5" x 8' 7") Rear aspect double bedroom with fitted wardrobe, radiator and overstairs airing cupboard.

### Bathroom

3.06m x 1.55m (10' 0" x 5' 1") Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over and concertina shower screen, part tiled walls, radiator and obscured rear aspect window.

### SECOND FLOOR ATTIC ROOM

4.68m x 3.57m (15' 4" x 11' 9") Currently utilised as a generous bedroom with exposed beams and useful under eaves storage, radiator and Velux window.

## EXTERNALLY

### Gardens

To the front of the property, there is a small paved area leading to the front door and to the rear, there is an attractive garden, mainly laid to lawn with flagged patio area and a useful garden shed.

Please note that there is a right of way in place over the neighbouring property to reach the passageway to allow access for refuse bins etc and there is also a right of way for the neighbouring property over the garden of number 142 to also reach the passageway.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendies LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

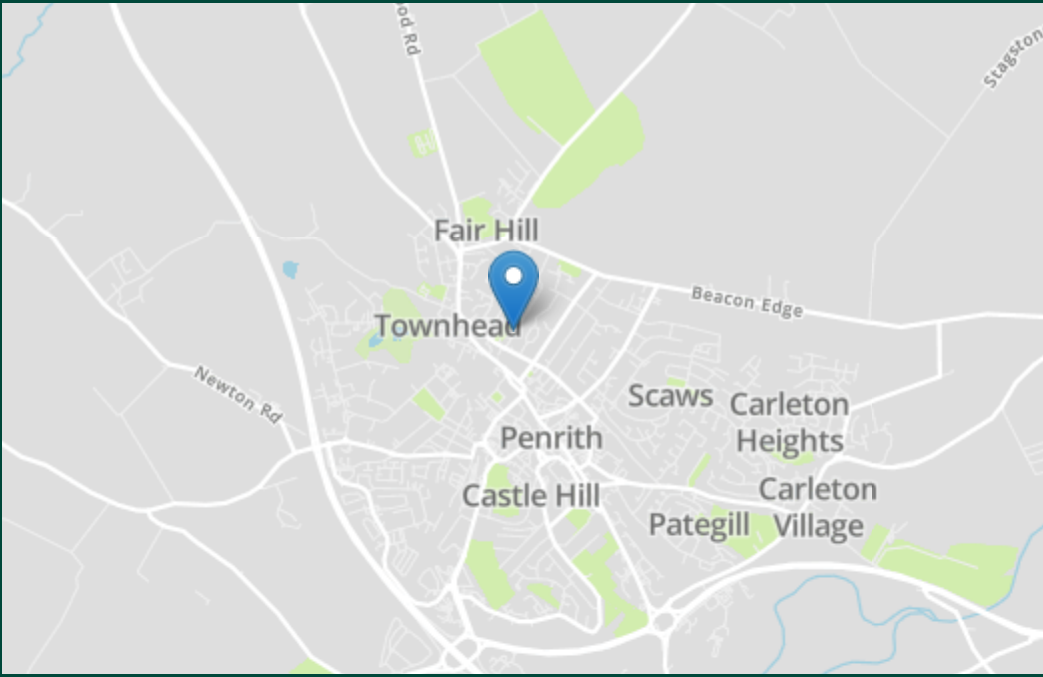
Viewing: Through our Penrith office, 01768 862135.

Directions: From our Penrith PFK office, head south along King Street (A6), taking a left turn by John Norris Outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. Continue over the next mini roundabout at the bottom of Wordsworth Street, taking the fifth turning to the right into Graham Street. The property is a short distance along on the left hand side.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1,007.84 ft<sup>2</sup>  
93.63 m<sup>2</sup>

**Reduced headroom**  
53.84 ft<sup>2</sup>  
5.00 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1



Floor 0



Floor 2