

Cumbrian Properties

1 Brougham Street, Penrith



Price Region £185,000

EPC-D

Traditional mid-terraced property | Set over three floors
2 receptions | 3 bedrooms | 2 bathrooms
Low maintenance gardens | Residents permit parking

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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Situated in the popular Castletown area, a three bedroom, two bathroom, two reception room, traditional mid-terraced property set over three floors. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, shower room, dining room with steps down to the lounge which opens into the dining kitchen with integrated appliances. The property benefits from an additional room, converted from the garage, with power, light and water. To the first floor is the master bedroom and family bathroom. To the second floor there are two further double bedrooms. Shared courtyard garden leading to Norfolk Street and a further tarmac patio area leading to Brougham Street. Brougham Street is a perfect location within walking distance of the town centre and close to a range of local amenities including supermarkets, shops and railway station. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Understairs cupboard and doors to shower room and dining room.

SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Chrome towel rail radiator, wood effect vinyl flooring and UPVC double glazed window to the front.



SHOWER ROOM

DINING ROOM (12' x 10'9) Electric fire with marble back and hearth in a wooden surround, UPVC double glazed window, radiator, staircase to the first floor and steps down to the lounge.



DINING ROOM



LOUNGE

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LOUNGE (12' x 11'4) Wall mounted electric fire, wood effect flooring, radiator, UPVC double glazed window and UPVC double glazed door to the rear. Opening to the kitchen.

KITCHEN (12' x 9'6) Fitted kitchen incorporating a single drainer sink with mixer tap, four ring gas hob with extractor hood above and oven below, integrated fridge and freezer, washing machine and dishwasher. Kickboard heating, radiator, tiled flooring, UPVC double glazed window and door to the converted garage.



KITCHEN

CONVERTED GARAGE (17'5 x 10') French doors to the courtyard garden, UPVC double glazed frosted window, radiator, power, light and water.



CONVERTED GARAGE

FIRST FLOOR LANDING Cupboard, with UPVC double glazed window, housing the boiler. Radiator, stairs to the second floor, doors to bedroom and bathroom.

BEDROOM 1 (12' x 11') UPVC double glazed window, radiator and fitted bedroom furniture.



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BATHROOM (11'9 x 4'8) Four piece bathroom suite comprising shower above panelled bath, "His & Hers" wash hand basins and low level WC. Part tiled walls, towel rail radiator, vinyl flooring and UPVC double glazed frosted window.



BATHROOM

SECOND FLOOR

LANDING Doors to two further bedrooms.

BEDROOM 2 (12' x 10'9) UPVC double glazed window, radiator and fitted bedroom furniture.

BEDROOM 3 (12' x 7'7) UPVC double glazed window and radiator. Fittings are in place for a shower/WC to be installed.



BEDROOM 2



BEDROOM 3

OUTSIDE Parking to the front with residents parking permit. Shared courtyard garden with steps leading up to Norfolk Road. Small tarmac area providing an ideal seating area which opens to provide access to the front of Brougham Street.

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SHARED COURTYARD



SEATING AREA

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in tax band B

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