

PKK

2 Lowther Terrace, Penrith, Cumbria CA11 7QP

Price Guide: £300,000





PEK

LOCATION

Lowther Terrace is conveniently located in the much sought after New Streets Conservation Area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools within the town, main line railway station and numerous sports facilities. For those wishing to commute, 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.

PROPERTY DESCRIPTION

Substantial, generously proportioned, four bedroom, mid terraced property, presented in immaculate order throughout and situated in a popular location in close proximity to Penrith town centre with its excellent range of local amenities and convenient access to main arterial routes.

This stunning home is laid out over three floors with an abundance of original features including cornicing, picture rails, deep skirting boards and wooden doors. The light and spacious entrance hallway leads you to an open plan living/dining room with feature, gas fire and original, built-in, floor to ceiling cupboards, and a modern, fully fitted kitchen with door out to the rear garden. To the first floor is a three-piece bathroom and two spacious bedrooms, and stairs leading up to the second floor which offers two further, good sized bedrooms. The property also benefits from a large cellar in the basement, ideal for storage purposes or as a workshop.

To the rear is an enclosed garden with wonderful herbaceous borders, easy to maintain artificial grass area, sheds and block paved seated area - ideal for sitting out and al fresco dining. Zoned parking is available via a resident permit.

This property is well worthy of your attention with viewing highly recommended.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door with additional glazed panel above. Welcoming, spacious hallway with ceiling coving, dado rails, radiator and attractive staircase with open balustrades and dado rails to first floor accommodation. Doors to living/dining room, the kitchen and further door giving access to the cellar in the basement.

Basement Cellar

3.57m x 3.84m (11' 9" x 12' 7")

Open Plan Living/Dining Room

Dining Area 3.90m x 3.08m (12' 10" x 10' 1") Well proportioned dining or additional family space with window to rear elevation overlooking the garden. Ceiling coving, picture rails, pendant and wall mounted lighting, radiator and original, full height, built in cupboard and drawer. Ample space for dining furniture.

Wide arched opening through to:-

Living Area 3.64m x 3.81m (11' 11" x 12' 6") Bright and cosy living space with ceiling coving, picture rails, pendant and wall mounted lighting, large, front aspect window, and feature gas fire set on slate hearth with wooden mantel above.

Kitchen

3.16m x 2.39m (10' 4" x 7' 10") Modern kitchen fitted with a good range of wall and base units (one of which houses the central heating boiler) with complementary work surfacing and upstands incorporating 1.5-bowl, stainless steel sink/drain unit with mixer tap. Built in, eye level, oven and microwave, four-ring gas hob with splash back and extractor above, and space/plumbing for under counter dishwasher and washing machine. Wood panelled ceiling, spotlighting, window to side elevation, vertical radiator and glazed, uPVC, stable style door providing access to the rear garden.

FIRST FLOOR

Half Landing

Three steps up from the half landing provide access to:-

Family Bathroom

3.13m x 2.37m (10' 3" x 7' 9") Light and spacious, partly tiled, bathroom fitted with three piece suite comprising bath with mains plumbed shower over and fitted side screen, WC and pedestal wash hand basin. Obscured window to side elevation, heated, chrome towel rail and built in, shelved storage cupboard.

Main Landing

Providing access to two bedrooms and stairs to second floor accommodation. Radiator.

Bedroom 1

5.22m x 3.59m (17' 2" x 11' 9") A very generously proportioned, double bedroom with ceiling coving, two windows to the front elevation and radiator.

Bedroom 2

3.94m x 3.18m (12' 11" x 10' 5") Rear aspect, double bedroom with ceiling coving and radiator.

SECOND FLOOR

Second Floor Landing

The staircase with attractive balustrades, and feature beam and Velux rooflight at the second half landing level then continues up to the second floor where there is access to two further bedrooms. Access to loft space (via hatch).

Bedroom 3

3.66m x 5.15m (12' 0" x 16' 11") Double bedroom with two Velux roof lights to the front elevation.

Bedroom 4

3.89m x 3.19m (12' 9" x 10' 6") Double bedroom with Velux roof light to the rear elevation overlooking the town and toward the Lakeland fells.

EXTERNALLY

Garden

A pedestrian gate at the front of the property provides access to a small, paved front courtyard garden area with path to the entrance door. To the rear, several steps from the back door lead down to a pleasant outdoor space incorporating outhouse, paved patio seating area, herbaceous borders, easy to maintain artificial lawn and attractive, decorative stoned area with established tree and garden shed. The garden provides a lovely outdoor space for outdoor dining and relaxation.

ADDITIONAL INFORMATION

Tenure

Freehold.

Parking

We understand that zoned, resident permit parking is available.

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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

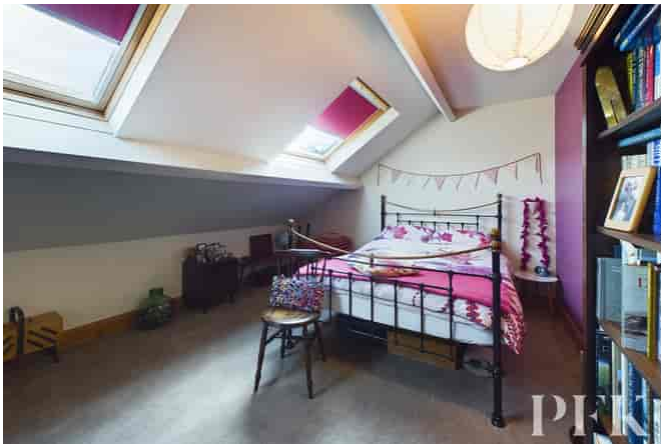
Mains electricity, gas, water & drainage. Gas central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

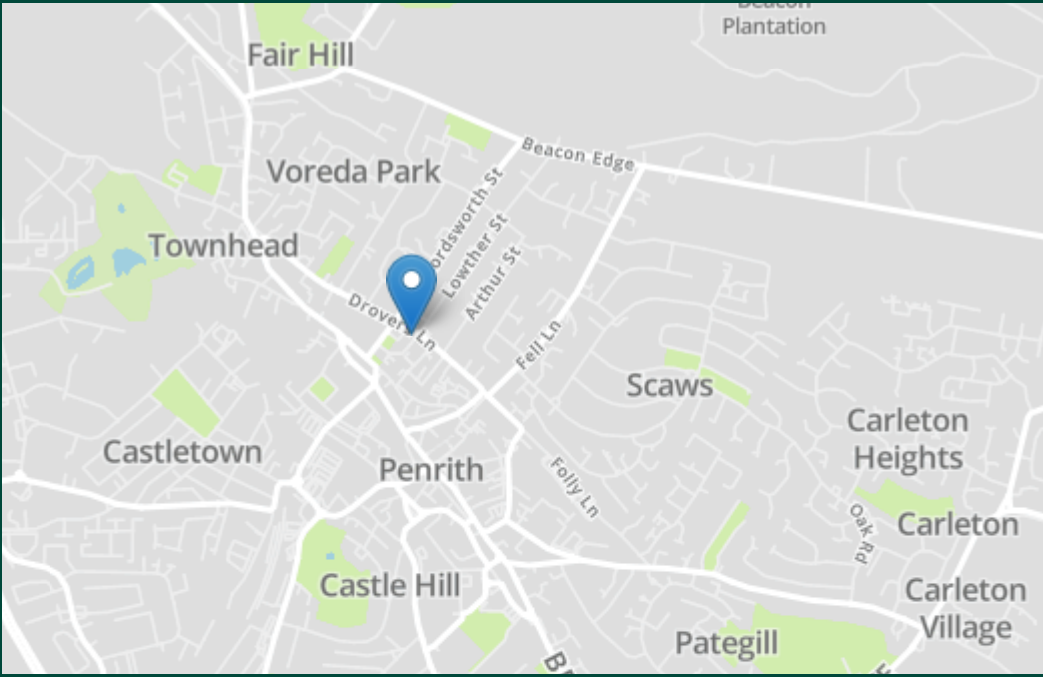
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From PFK Penrith 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 where Lowther Terrace can be found on your left hand side just before the next mini roundabout.

What three words:- tweed.sunroof.generally





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

1486.17 ft²
138.07 m²

Reduced headroom

110.55 ft²
10.27 m²

Floor 0

Floor 2

Floor -1

Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE IPRS 3C standard.

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