

Cumbrian Properties

140 Graham Street, Penrith



Price Region £230,000

EPC-D

Mid-terraced property | Popular location

1 reception | 3 double bedrooms | 2 bathrooms

Immaculately presented throughout | Landscaped rear garden

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This three bedroom, two bathroom mid-terraced property is immaculately presented throughout and spread over three floors, the property briefly comprises lounge with multi-fuel stove, a country-style dining kitchen, inner hallway and family bathroom. To the first floor there are two double bedrooms and shower room. To the second floor which is accessible via bedroom one, is a further double bedroom with Velux window to the rear. Externally, to the rear of the property is a drystone walled and fenced landscaped garden comprising laid flagged patio area and path, astro turf, laid shillies and external water and power. To the front of the property is a sandstone walled low maintenance forecourt with laid shillies.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the lounge.

LOUNGE (12' x 12') Double glazed UPVC window to the front, multi-fuel stove, cast iron radiator, coving to the ceiling, wooden flooring and door to the kitchen.



LOUNGE

DINING KITCHEN (15' x 12') Country style fitted kitchen incorporating 1.5 bowl sink with drainer and mixer tap, five burner gas hob with glass splashback and extractor hood above and electric oven and grill. Double glazed UPVC window to the rear, coving to the ceiling, wooden flooring and doors to staircase and inner hallway.



DINING KITCHEN

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INNER HALL (5'5 x 4'5) Radiator, frosted double glazed UPVC door to the rear garden, tile effect laminate flooring and door to the family bathroom.

FAMILY BATHROOM (11' x 6') Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail, frosted double glazed UPVC windows to the side and fitted cupboard housing the washing machine and tumble dryer.

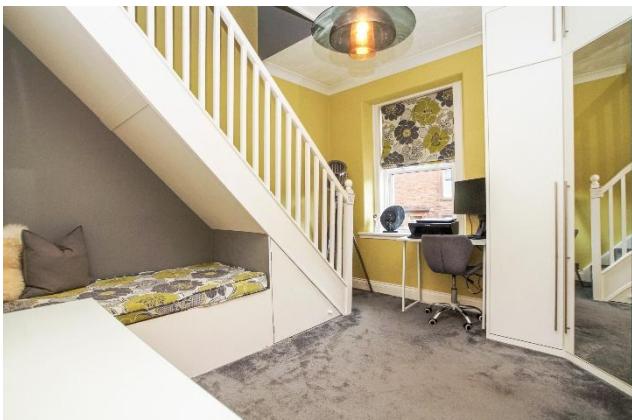


FAMILY BATHROOM

FIRST FLOOR

LANDING Doors to two bedrooms and shower room.

BEDROOM 1 (12' x 12') Double glazed UPVC window to the front, cast iron radiator, coving to the ceiling, fitted wardrobes and cupboards and staircase to the second floor.



BEDROOM 1

BEDROOM 2 (12' x 8') Double glazed UPVC window to the rear, cast iron radiator, coving to the ceiling and built-in storage cupboard.

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BEDROOM 2

SHOWER ROOM (7'5 x 3'5) Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Vertical radiator and tile effect vinyl flooring.



SHOWER ROOM

**STAIRCASE TO
SECOND FLOOR** Leading to the loft room.

LOFT ROOM (19' x 11'5) Velux window to the rear, cast iron radiator, fitted bedside tables and built-in storage cupboards.



LOFT ROOM

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OUTSIDE To the rear of the property is a beautifully landscaped drystone walled and fenced garden comprising astro turf, laid shillies, external power and water, patio area and gated access to the side lane. To the front of the property is a low maintenance sandstone walled forecourt with laid shillies.



GARDENS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

