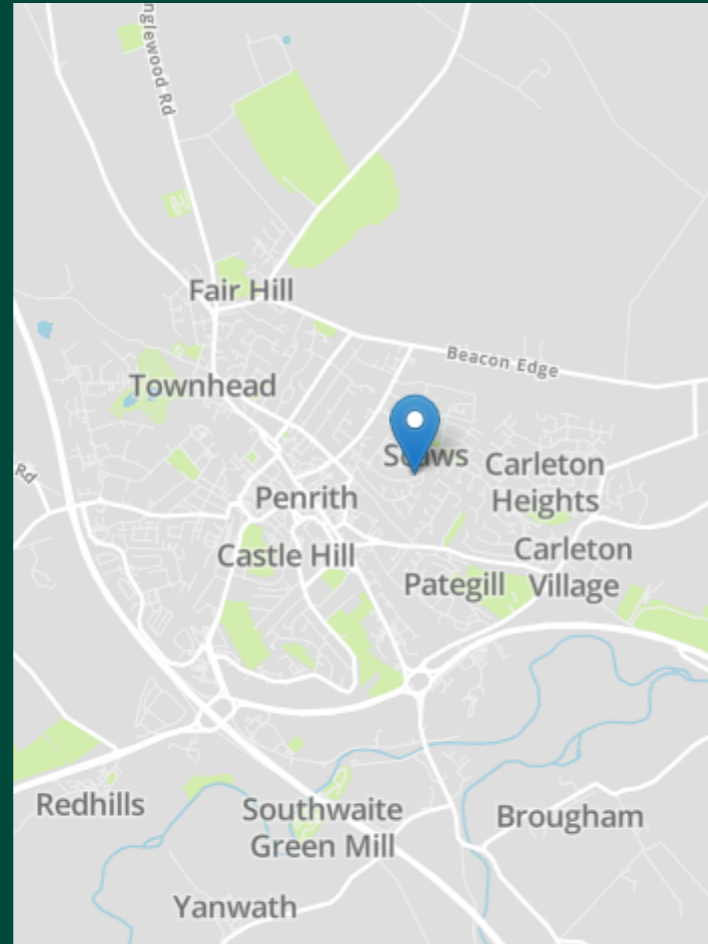


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

Approximate total area*

1447.6 ft²
134.49 m²

Reduced headroom

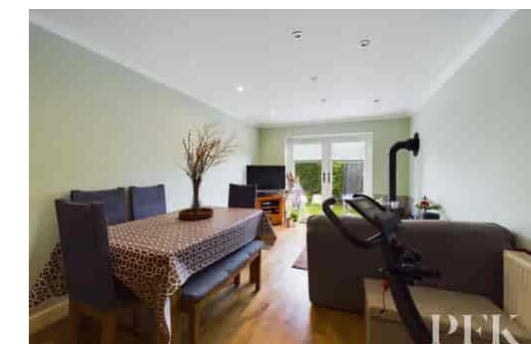
108.82 ft²
10.11 m²

(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



66 Brentfield Way, Penrith, Cumbria, CA11 8DP

- Semi det family home
- Three bedrooms
- Tenure - freehold
- Close to amenities
- Two bathrooms
- Council tax - Band B
- Generous driveway parking
- Rear garden
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Brentfield Way is located just to the north east of the town centre. The town caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, banks, public houses and restaurants, sports and leisure facilities and a main line railway station, with the M6 being easily accessible at Junction 40, and the Lake District within just a short drive.

PROPERTY DESCRIPTION

66 Brentfield Way is a well proportioned, extended semi detached, family home situated on the edge of Penrith town centre, within easy walking distance of shops and schools. Internally the property benefits from a lounge, kitchen, living/dining room, utility and WC to the ground floor. To the first floor, there are two double bedrooms, one with ensuite and walk-in-wardrobe, a single bedroom and a three piece family bathroom. Externally the property provides driveway parking for multiple cars and an enclosed, rear garden which is mainly laid to lawn with decking area and a shed.

ACCOMMODATION

Entrance Porch

Accessed via part glazed, uPVC entrance door. Cloaks hanging area and access into:-

Hallway

With stairs to first floor accommodation.

Lounge

2.95m x 6.16m (9' 8" x 20' 3") A good sized, front-to-back reception room with windows to front and rear, two radiators and feature fireplace housing gas fire.

Kitchen

2.48m x 3.36m (8' 2" x 11' 0") Rear aspect kitchen overlooking the garden. Fitted with a good range of wall and base units, complementary laminate work surfaces, stainless steel sink/drain unit, electric oven and gas hob with extractor over. Door to:-

Lounge/Dining Area

3.30m x 5.06m (10' 10" x 16' 7") A lovely, bright, living space with log burning stove, radiator and patio doors opening out to the garden. Access to a large pantry cupboard and to the utility room/WC.

Large Pantry Cupboard

Utility Room

2.23m x 3.24m (7' 4" x 10' 8") Front aspect room fitted with range of wall and base units with complementary work surfacing, stainless steel sink/drain unit, space/power/plumbing for washing machine and tumble dryer, and space for large, freestanding fridge freezer. Door providing access to the front of the house and internal door to:-

WC

Fitted with WC and wash hand basin.

FIRST FLOOR

Landing

Bedroom 1

3.32m x 4.17m (10' 11" x 13' 8") Dual aspect, double bedroom with radiator and access to en suite and large, walk-in wardrobe.

Large, Walk-In Wardrobe

With Velux roof light and under eaves storage.

En Suite Shower Room

With Velux roof light, shower in enclosure, WC, wash hand basin and heated towel rail.

Family Bathroom

Rear aspect bathroom with radiator and three piece suite comprising bath with shower over, WC and wash hand basin on vanity storage unit.

Bedroom 2

4.68m x 2.74m (15' 4" x 9' 0") Large, bright, double bedroom with two windows to front aspect, radiator and two built in wardrobes. Staircase providing access to the attic room.

Bedroom 3

2.94m x 3.33m (9' 8" x 10' 11") A generous, rear aspect, single bedroom with radiator and built in cupboard.

Attic Room

4.84m x 2.93m (15' 11" x 9' 7") Accessed via a staircase from Bedroom 2. Excellent storage area with power and light.

EXTERNALLY

Driveway Parking

A substantial driveway at the front of the property provides off road parking for three/four cars.

Garden

Access via the side of the house to an enclosed, rear garden, mainly laid to lawn with boundary hedging, decked patio area and wooden garden shed.

ADDITIONAL INFORMATION

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, Bendles 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 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

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the bus station car park at Sandgate, at the mini-roundabouts, turn right and then immediately left and proceed up Fell Lane. Take the first turning to the right thereafter into Brentfield Way and follow the road up - as you reach the corner the property is on your right hand side.

