

Cumbrian Properties

6 Graham Street, Penrith



Price Region £225,000

EPC-D

Terraced house | Desirable location
1 reception | 3 bedrooms | 1 bathroom
Open plan family dining kitchen | Pretty rear garden

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Located in the desirable New Steets conservation area, within easy walking distance of the town centre and local amenities, a beautifully presented three bedroom terraced house with an impressive family dining/kitchen, cosy lounge and a pretty rear garden. This superb property offers spacious accommodation arranged over three floors that briefly comprises lounge, family dining kitchen, two first floor bedrooms and family bathroom with a further bedroom to the second floor. Externally the property has a pretty lawned rear garden with patio seating areas and raised flower beds. With nothing more to do other than move in, viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via composite double glazed door to the lounge.

LOUNGE (12'2 x 10'4) Living flame gas fire set in a traditional fireplace with a tiled hearth and wooden surround. Shelves storage cupboard, radiator, UPVC double glazed window to the front and door to family dining/kitchen.



LOUNGE

FAMILY DINING/KITCHEN

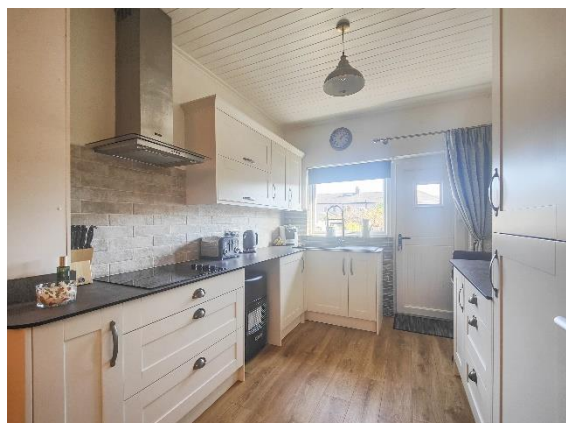
LIVING AREA (10'5 x 10'2) Radiator, staircase to the first floor and understairs storage cupboard with light. Open plan onto the kitchen.



DINING AREA

KITCHEN (12' x 8'8) Fitted kitchen incorporating a black granite sink with drainer and mixer tap, tiled splashbacks, integrated fridge/freezer and washing machine. Built in oven, microwave oven and hob with overhead extractor. Tile effect flooring, radiator, UPVC double glazed window and composite door to the rear garden.

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OPEN PLAN FAMILY DINING KITCHEN

FIRST FLOOR LANDING Radiator, staircase to the second floor and doors to bathroom, bedrooms 1 and 2.

BEDROOM 1 (10'3 x 10'4) Radiator, understairs storage cupboard and UPVC double glazed window to the front.

BEDROOM 2 (10'8 x 8'8) Radiator, built in wardrobe and UPVC double glazed window to the rear.



BEDROOM 1



BEDROOM 2

BATHROOM (11'7 x 6'10) Three piece suite comprising of low level WC, wash hand basin and panelled bath with shower above. Velux sky light, heated towel rail and built in airing cupboard housing the Baxi boiler.



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SECOND FLOOR

BEDROOM 3 (17'5 x 10') Double glazed Velux window.



BEDROOM 3

OUTSIDE Low maintenance front garden with a low stone wall and flagged path leading up to the front door. Side access to the garden and readily available on street residents permit parking. To the rear of the property steps lead down to a patio area with raised flower beds. An archway leads to a lawn and patio seating area with raised sandstone beds and a garden shed.



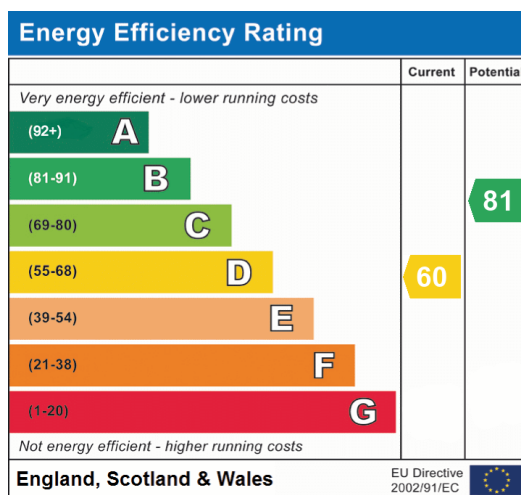
GARDENS

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TENURE We are informed the tenure is Freehold

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

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