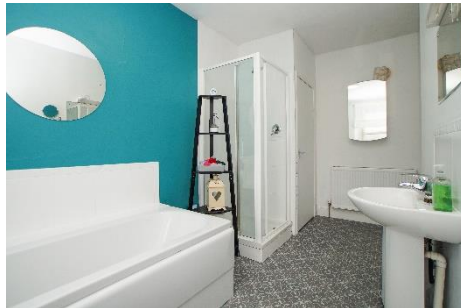


Cumbrian Properties

29 Brougham Street, Penrith



Price Region £225,000

EPC-D

Mid terraced property | Popular Castletown area
1 reception | 5 bedrooms | Five piece bathroom
Spacious cellar | Low maintenance rear garden

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2/ 29 BROUGHAM STREET, PENRITH

This well presented Victorian five-bedroom mid terraced property, located in the sought-after area of Castletown, offers spacious and versatile accommodation arranged over three floors. Combining period charm with modern comfort, the property comprises of a vestibule, entrance hall, stylish open-plan dining lounge, well-appointed kitchen, and access to a spacious cellar. The first-floor hosts three generously sized bedrooms and a five-piece family bathroom, while the second floor offers two additional double bedrooms, ideal for a growing family or home office needs. Outside, the enclosed low maintenance rear garden includes a paved seating area, artificial lawn, practical outhouse, and storage shed—perfect for outdoor living.

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

VESTIBULE Wood effect laminate flooring and door to entrance hall.

ENTRANCE HALL Wood effect laminate flooring, radiator, coving to ceiling, staircase to the first floor and door to dining lounge.

DINING LOUNGE (28'3 x 11'8) Double glazed window to the front, coving to ceiling, two radiators, wood effect laminate flooring, understairs storage cupboard and stairs to the cellar. Some steps lead down to the kitchen.



DINING LOUNGE

CELLAR Accessed from the dining room with space for fridge/freezer, shelved storage and steps leading down to the cellar areas. **CELLAR AREA 1 (12' x 12')** Double glazed window to the front. **CELLAR AREA 2 (9' x 4')** With coal chute.

3/ 29 BROUGHAM STREET, PENRITH

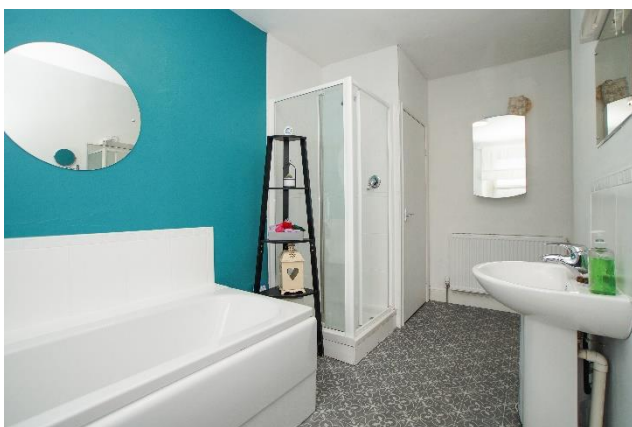
KITCHEN (9'2 x 9') Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, free standing cooker with overhead extractor, plumbing for dishwasher, integrated fridge and plumbing for washing machine. Double glazed window to the side, vertical radiator, wood effect laminate flooring and double glazed timber door to the rear garden.



KITCHEN

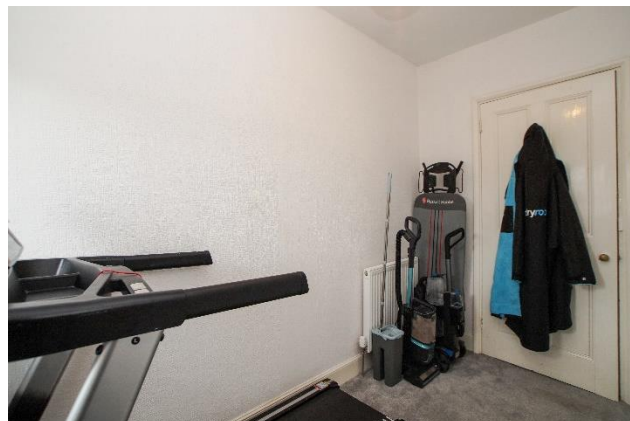
FIRST FLOOR LANDING Double glazed window to the rear, radiator and doors leading to three bedrooms and family bathroom. Stairs to the second floor.

FAMILY BATHROOM (14'7 x 6'9) Five piece suite comprising WC, bidet, wash hand basin, panelled bath with shower attachment and walk-in shower unit. Radiator, built in storage cupboard, tile effect vinyl flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

BEDROOM 5 (11'2 x 5'4) Double glazed window to the rear and radiator.



BEDROOM 5

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BEDROOM 4 (13' x 7'9) Double glazed window to the front and radiator.



BEDROOM 4

BEDROOM 3 (13'2 x 11'10) Double glazed window to the front, radiator, coving to ceiling and twin fitted wardrobes – one of which houses the Worcester gas boiler.



BEDROOM 3

SECOND FLOOR LANDING Doors to bedrooms 1 & 2

BEDROOM 1 (16'3 x 12'6) Velux window to the rear and fitted storage cupboards.



BEDROOM 1

5/ 29 BROUGHAM STREET, PENRITH

BEDROOM 2 (13' x 10') Velux window to the front and radiator.



BEDROOM 2

OUTSIDE To the rear of the property is a landscaped garden comprising of astro turf, laid flagstones, slated shillies and gated access to the side lane. Two outbuildings and external power supply.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

