

PFK

77 Musgrave Street, Penrith, Cumbria CA11 9AS

Guide Price: £269,000





LOCATION

Located close to the town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute, the M6/A66 is easily accessible and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

A spacious four bed semi-detached family home, situated close to Penrith town centre with all local amenities, in a popular cul-de-sac location. The property is in good order throughout with double glazing and gas central heating.

Briefly comprising entrance hallway, living room with open feature fireplace and an archway to the dining area with multifuel stove, fitted kitchen and conservatory to the ground floor. To the first floor are three double bedrooms, single bedroom and a three piece family bathroom.

Externally, the property benefits from an integral garage, ample parking and storage area to the rear of the garage. Generous rear garden with a substantial decked area ideal for sitting out, gravelled patio area and an attractive lawned garden with colourful borders and a storage shed to the rear.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hall

3.22m x 1.66m (10' 7" x 5' 5") Accessed via wooden front door with glazed insert. Stairs to the first floor with understairs cupboard, radiator, door giving access to the integral garage, and further door leading into the living room.

Living Room

3.62m x 3.27m (11' 11" x 10' 9") A bright reception room with large, front aspect bay window, cast iron open fireplace with tiled hearth, TV point, radiator and wall mounted lighting. Open arched access leads into the dining room.

Dining Room

4.38m x 3.42m (14' 4" x 11' 3") Brick fireplace with sandstone hearth and wood mantel housing a multifuel stove, recessed, alcove cupboard with shelving, radiator, TV point and patio doors giving access into the conservatory.

Kitchen

6.53m x 2.07m (21' 5" x 6' 9") Fitted with a range of modern wall, base and glass fronted display units, with complementary work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for washing machine and space for freestanding cooker with extractor over, and open alcove storage area creating an ideal space for a freestanding full height fridge freezer. Wall mounted Worcester central heating boiler, radiator, rear aspect window overlooking the garden, with a further window and glazed door into the conservatory and a window to the covered storage area at the side of the property.

Conservatory

3.64m x 3.94m (11' 11" x 12' 11") An ideal space for a dining table, the conservatory is of wooden construction with power supply, wall mounted lighting and patio doors leading out to the decked area to the rear.

HALF LANDING

With steps off to bedroom 1 and continuing up to the main landing.

Bedroom 1

4.44m x 2.76m (14' 7" x 9' 1") Front aspect double bedroom with radiator.

FIRST FLOOR LANDING

With loft access hatch and doors to remaining first floor rooms.

Bathroom

2.06m x 1.99m (6' 9" x 6' 6") Fitted with a three piece suite comprising bath with mains shower over, WC and pedestal wash hand basin. Shelved storage cupboard, tiled walls, wall light, radiator and obscured rear aspect window.

Bedroom 2

3.47m x 3.29m (11' 5" x 10' 10") Rear aspect double bedroom with radiator and enjoying views over the garden.

Bedroom 3

3.20m x 2.95m (10' 6" x 9' 8") A front aspect double bedroom with radiator and a range of fitted bedroom furniture to one wall including shelving and wardrobes, some of which are glass fronted.

Bedroom 4

2.21m x 2.15m (7' 3" x 7' 1") A front aspect single bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front, there is a paved area and offroad parking on the driveway giving access to the integral garage. To the rear, there is a substantial decked area ideal for sitting out, with steps leading down to a gravelled patio area and an attractive enclosed garden, mainly laid to lawn with herbaceous and perennial borders and a useful storage shed.

Garage

4.44m x 2.85m (14' 7" x 9' 4") Integral garage with electric up and over door, power, shelving and door leading to a useful covered storage area to the side of the property.

Storage Area

A useful space, with power and lighting, wall mounted shelving and a door giving access out to the rear garden.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 :
Naphens 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

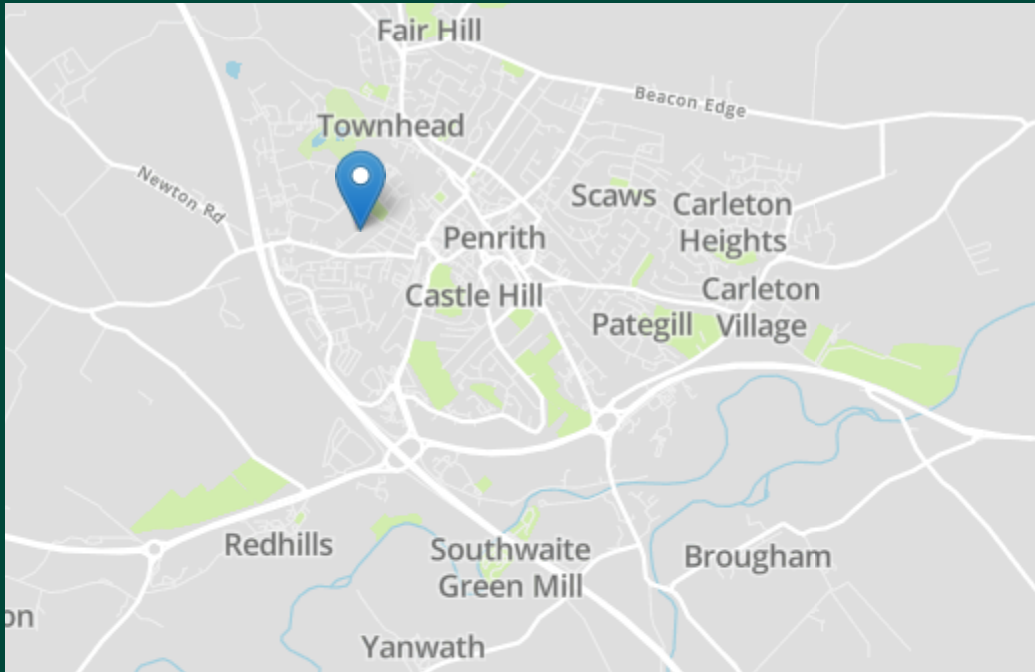
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From the centre of Penrith, head up Castlegate, cross over the first mini roundabout, taking the first exit at the next, proceeding over the railway bridge into Castletown. Take the right hand fork into Howard Street, continuing straight ahead to the 'T' junction with Alexandra Road. Turn right, then left and left again into Musgrave Street and number 77 can be found at the top of the street on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾

1509.38 ft²

140,23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or plan 65 for illustrative purposes only.

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Floor 0



Floor 1