

Cumbrian Properties

10 Brunswick Square, Penrith



Price Region £465,000

EPC-E

Period terraced house | Rear yard & shared gardens
2 receptions | 4 double bedrooms | 2 bathrooms
Immaculately presented throughout | Sought after location

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2/ 10 BRUNSWICK SQUARE, PENRITH

This charming and immaculately presented period home, beautifully combines character with modern day living and is set in a highly sought after central location. This delightful property offers generous accommodation, attractive features and the convenience of being just moments away from the shops, restaurants and amenities of Penrith town centre.

Inside you are greeted by a light and welcoming hallway leading to well-proportioned reception rooms, ideal for both family life and entertaining. The living room offers cosy yet spacious feel and large original windows filling the space with natural light, with the added benefit of a multi-fuel burner. The modern fitted kitchen provides excellent storage and workspace, perfect for those who love to cook and gather for family events or dining. Upstairs the property boasts comfortable bedrooms with one having a spacious high specification en-suite as well as an added shower room on the rear original extension of the property. Outside, there is a private courtyard and garden area offering a peaceful retreat as well as easy to maintain space for outdoor dining and relaxation.

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

Entrance via a solid wooden original door through to the entrance vestibule.

ENTRANCE VESTIBULE Solid wooden stained glass window door into the entrance hallway.

ENTRANCE HALLWAY Tiled flooring, original coving to the ceiling, radiator and solid wooden doors to the lounge, rear snug, breakfast room and cloakroom.



ENTRANCE HALL

LOUNGE (17' x 15' including bay window) Radiator, double glazed windows to the front, multi-fuel stove with decorative stone surrounds, wooden flooring and coving to the ceiling.



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CLOAKROOM Two piece white suite comprising sink basin with mixer tap and WC. Stained glass window to the dining kitchen.

REAR SNUG (13' x 13') Radiator, multi-fuel stove with a decorative stone surround, solid wooden flooring, coving to the ceiling and solid wooden glazed doors to the breakfast room.



REAR SNUG

BREAKFAST ROOM (12' x 11') Radiator, solid wooden flooring, open walkway through to the newly refurbished extension.



EXTENSION (11' x 10') Two radiators, tiled flooring, double glazed windows to the rear, extra-large double glazed Velux window, and a double glazed UPVC door to the rear garden.



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KITCHEN (16' x 11') Newly fitted high specification kitchen incorporating stainless steel sink with mixer tap and an instant boiling hot water tap, four ring gas Rangemaster hob, integrated oven, integrated dishwasher, space and plumbing for a double fridge freezer. Double glazed windows to the rear, tiled flooring, radiator, double glazed composite door to the rear.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms 1 and 2, shower room and storage cupboard.



FIRST FLOOR SPLIT LEVEL LANDING

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MASTER BEDROOM (15' x 11') Refurbished original sash windows to the front, radiator, coving to the ceiling and door to the en-suite.

MASTER EN-SUITE Accessible via the main bedroom and the landing. Three piece white suite comprising WC, sink with mixer tap, walk-in shower with glass splashbacks and partially tiled walls and splashbacks. Doors to wardrobes, radiator and refurbished original sash window to rear.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (12' x 9') Refurbished original sash window to the front, radiator and original coving to the ceiling.



BEDROOM 2

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FIRST FLOOR

REAR LANDING Radiator and doors to bedrooms 3 and 4 and shower room.

BEDROOM 3 (11' x 10') Original sash window and radiator.

BEDROOM 4 (12' x 7') Original sash window to the side, radiator and solid wooden flooring.



BEDROOM 3



BEDROOM 4

SHOWER ROOM Three piece white suite comprising WC, sink basin with mixer tap, walk-in shower with partially tiled walls and splashbacks with a glass shower screen. Radiator and original sash window to the side.



SHOWER ROOM

OUTSIDE To the front of the property is an immaculate well-maintained garden which is partially paved and partially turfed with mature plants and shrubs, access is via a gate. To the rear of the property, there is an enclosed private rear yard with the added benefit of a boiler room which has tiled flooring, power and lighting and is currently housing the boiler, washing machine and fridge/freezer and also a further freezer to the outside. Access to a shared lane via a solid wooden gate from the rear. The property also benefits from two separate loft spaces along the entire length of the house, one of which is fully boarded, the front loft is not boarded.

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REAR COURT



REAR

TENURE We are informed the tenure is Freehold.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.