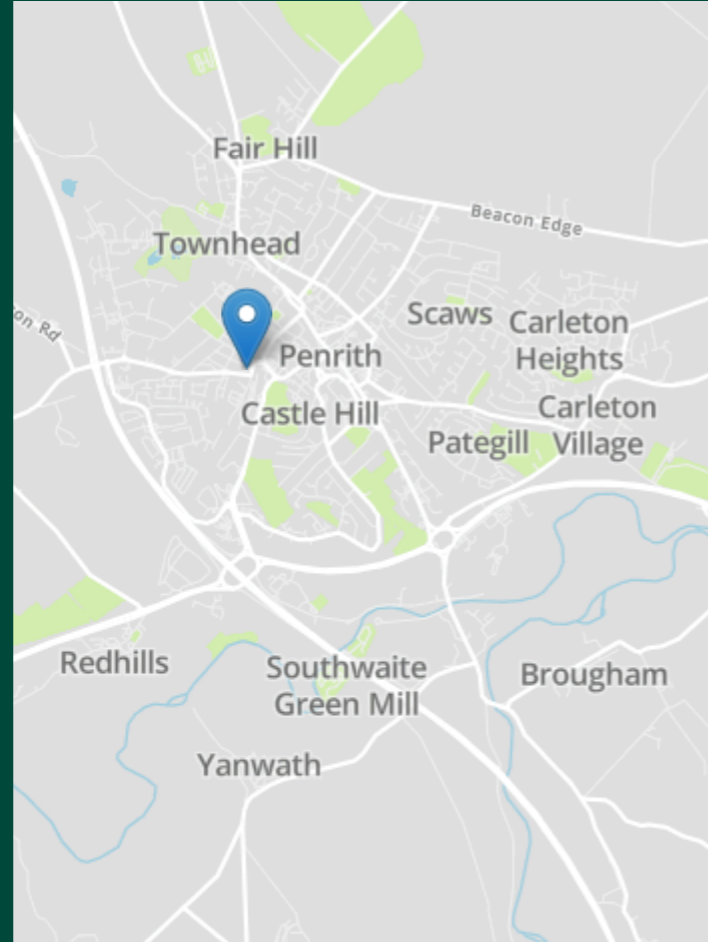


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area\***  
920.42 ft<sup>2</sup>  
85.51 m<sup>2</sup>

**Reduced headroom**  
145.31 ft<sup>2</sup>  
13.5 m<sup>2</sup>

(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



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

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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;
- 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



## 70 Brougham Street, Penrith, Cumbria, CA11 9DW

- 3 bed mid terraced
- Garden & private parking
- Tenure: freehold
- Immaculate condition
- Close to amenities
- EPC rating E
- Accommodation over 3 floors
- Council Tax: Band B

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

## LOCATION

The Castletown area of Penrith, a popular suburb of late Victorian terraced housing, has always been a sought after location for younger or first time buyers and indeed for those seeking an investment in the "buy-to-let" market. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day-to-day facilities is also easily accessible as is motorway access at Junction 40.

## PROPERTY DESCRIPTION

70 Brougham St is a well presented terraced property set over 3 floors. Having undergone some recent upgrading, the property offers spacious accommodation briefly comprising lounge, dining room and kitchen to the ground floor with two double bedrooms and a three piece bathroom to the first floor and a further double bedroom on the second floor. Externally the property benefits from a lawned garden to the rear with patio, shed and a private parking area, with further onstreet parking available to the front (with residents permit).

## ACCOMMODATION

### Lounge

3.12m x 3.80m (10' 3" x 12' 6") Accessed directly by a part glazed UPVC front door. A front aspect reception room with attractive electric fire set in a stone surround and hearth, alcove storage cupboard, radiator and door to the dining room.

### Dining Room

3.74m x 3.82m (12' 3" x 12' 6") A rear aspect reception room overlooking the garden. Stairs to the first floor with understairs storage space with coat hooks, radiator and door into the kitchen.

### Kitchen

3.14m x 1.81m (10' 4" x 5' 11") Fitted with a range of newly installed wall and base units in a grey finish, with complementary work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine, rear aspect window and part glazed UPVC door out to the rear garden.

## FIRST FLOOR LANDING

With stairs up to the second floor loft room and doors giving access to the first floor rooms.

### Bedroom 1

3.13m x 3.82m (10' 3" x 12' 6") A front aspect double bedroom with radiator and built in wardrobes with mirror fronted sliding doors.

### Bedroom 2

3.75m x 2.23m (12' 4" x 7' 4") A rear aspect double bedroom with radiator.

### Bathroom

3.11m x 1.80m (10' 2" x 5' 11") Fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over and glass shower screen. Part tiled walls, extractor fan, vertical heated chrome towel rail and obscured rear aspect window.

## SECOND FLOOR LOFT ROOM - Bedroom 3

2.25m x 3.79m (7' 5" x 12' 5") A large dual aspect double bedroom with radiator.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is on street parking available (with a residents permit) and to the rear, there is a lawned garden with paved patio and steps leading up to a private parking area. A right of way is in place for two neighbouring properties to cross the rear garden to gain access to a shared alleyway running between the properties.

## 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 PFK office turn right and follow the road in the centre of town around to the right, proceeding up Castlegate to the mini-roundabout beside the Station Hotel. Carry on straight across here but move into the left lane and then turn left over the railway bridge into Castletown. Brougham Street is actually the first turning to the right thereafter (this is a no-entry for vehicles) but follow the main road around to the right and then take the first fork off to the right into Howard Street, turning immediately right into Cross Street and then right again into Brougham Street.

