



74 Brougham Street, Penrith, CA11 9DW

Guide price £149,950







# 74 Brougham Street

Penrith, CA11 9DW

- Well presented accommodation
- Four double bedrooms
- Resident permit parking available
- Sold with no onward chain
- Tenure: Freehold
- Conveniently located close to Penrith town centre
- Mid terrace property
- Council tax band: A
- Excellent transport links including railway, bus and the M6
- Set over four floors

Located in the ever popular Castletown residential area is this well kept 4 bed, 2 bath terraced home. The property is ideal for first time buyers, families or those looking for a buy to let investment opportunity. Internally the property briefly comprises: vestibule, entrance hall, lounge and modern fitted kitchen. Lower ground floor bedroom and shower room. First floor master bedroom and shower room with a further two bedrooms to the second floor. Residents permit parking is available. The property is offered for sale with no onward chain.



## Vestibule

Front door leading into the entrance vestibule, internal door to entrance hall.

## Entrance Hall

Radiator, staircase to the first floor and door to lounge.

## Lounge

UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to kitchen.

## Kitchen

A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating stainless steel sink unit with mixer tap. Built-in oven, hob and extractor hood, integrated fridge freezer, UPVC double glazed window to the side, radiator, wood effect laminate flooring and stairs to the lower ground floor.

## Lower Ground Floor

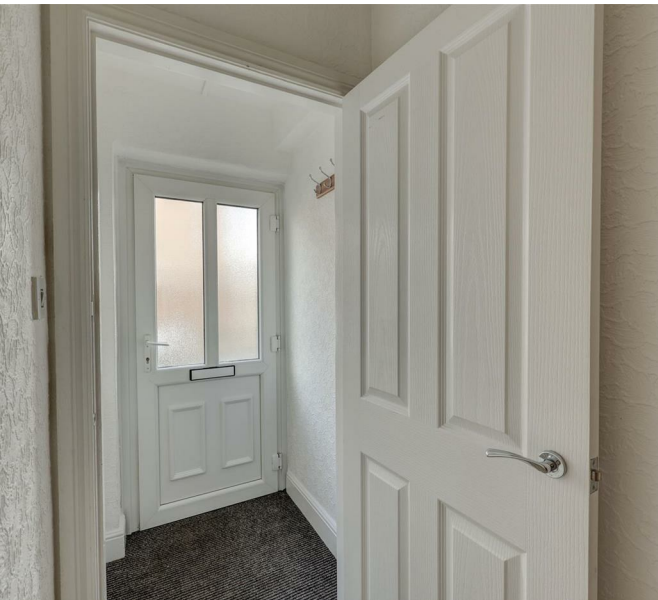
Radiator, understairs storage cupboard, doors to bedrooms 3 and lower ground floor shower room, UPVC double glazed door to the rear.

## Bedroom Four

Radiator and UPVC double glazed window to the front.

## Shower Room

Shower cubicle, low level WC, wash hand basin, tiled floor and radiator.







### **First Floor Landing**

Staircase to the second floor, doors to bedroom 1 and shower room.

### **First Floor Shower Room**

Walk-in shower, low level WC, wash hand basin, radiator, built-in storage cupboard with radiator, and UPVC double glazed window to the side.

### **Bedroom One**

Built-in wardrobes, UPVC double glazed window to the front and radiator.

### **Second Floor Landing**

Double glazed Velux window, doors to bedrooms 2 and 3.

### **Bedroom Two**

Double glazed skylight and radiator.

### **Bedroom Three**

Double glazed Velux window, loft access and radiator.

### **Outside**

Residents permit parking is available to the front of the property.

### **Directions**

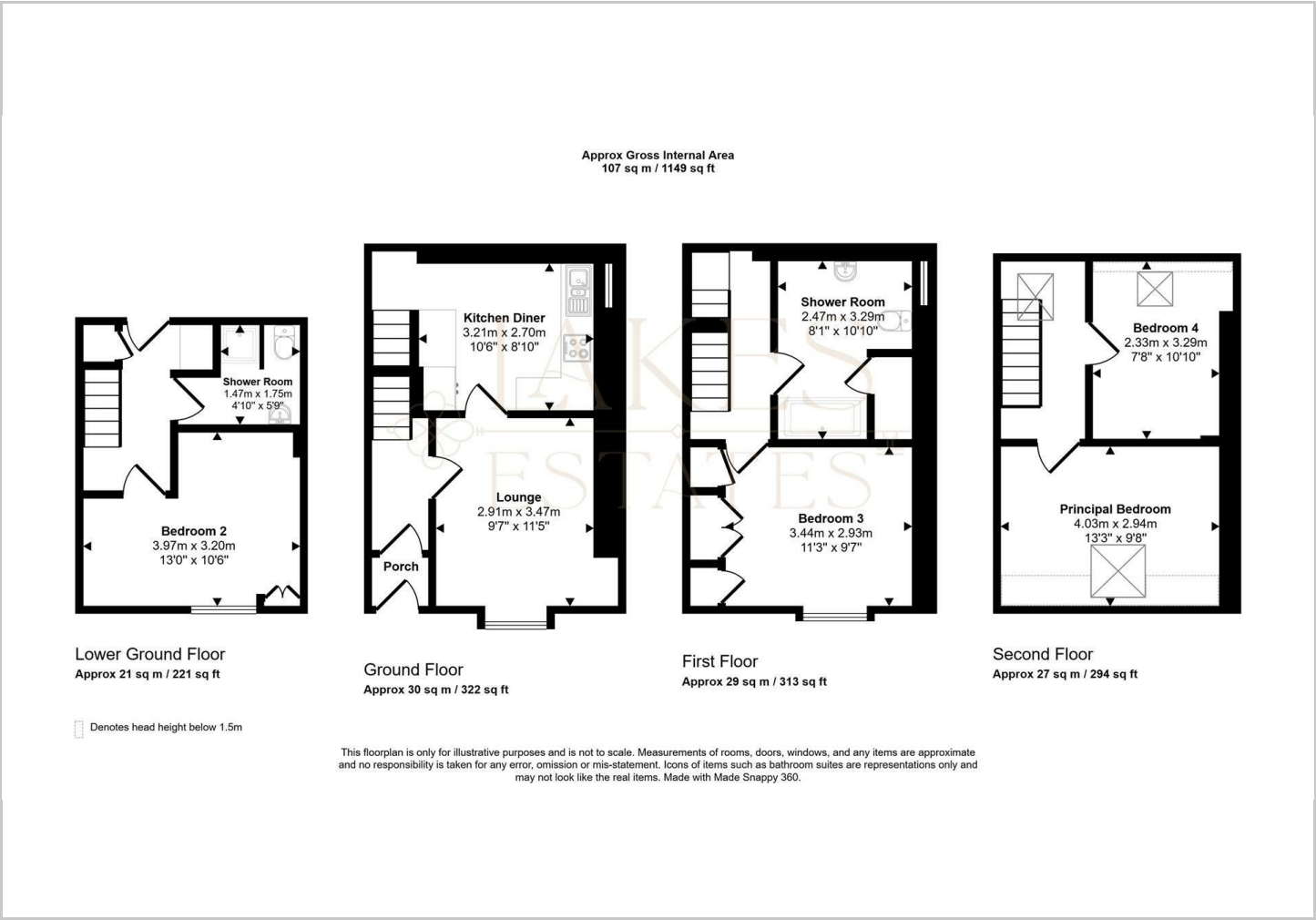
From the centre of Penrith head up Castlegate, cross over the first mini-roundabout and then take the first exit at the next roundabout, signposted Greystoke. Follow the road around the left and right hand bends and then fork right into Howard Street. Take the first right onto Cross Street and right again into Brougham Street. Number 74 is located at the top of the road on the right hand side.







Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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Location Map



Energy Performance Graph

