



56 Brougham Street, Penrith, CA11 9DW

Guide price £195,000



56 Brougham Street

Penrith, CA11 9DW

- Well Presented 3 Bed Terraced Home
- 3 Double Bedrooms & 2 Reception Rooms
- Modern Family Bathroom
- Ideal for First Time buyers, Families or Buy to Let Investors
- Walking Distance to the Town Centre
- Extended to the Rear
- Spacious Dining Kitchen
- Low Maintenance Rear Garden
- Excellent Location Close to Amenities & Facilities
- Offered For Sale with No Onward Chain

Offered for sale with no onward chain is this well presented 3 bed terraced home is situated in the popular Castletown area of Penrith. The property is conveniently located with easy access to the town centre, transport links, and local facilities and amenities. The home has been extended to the rear to incorporate a second reception room and third double bedroom. Ideal for first time buyers, families or buy to let investors the property would suit a range of buyers. To the rear is an enclosed, low maintenance garden with artificial turf. Viewing is essential.



Vestibule

Oak door from the front. Opens into the first reception room.

Lounge

10'10" x 12'3" (3.32 x 3.74)

Solid oak flooring with a radiator and UPVC sealed unit double glazing. Original open fireplace with a tiled hearth and marble surround. Built in alcove cupboards. Door to the kitchen.

Dining Kitchen

12'2" x 13'8" (3.72 x 4.18)

Solid oak flooring with a range of fitted units incorporating a stainless steel sink with an integrated dishwasher beneath. Integrated fridge and freezer, halogen hob with extractor fan over, electric oven. Utility unit with plumbing for a hidden washing machine and space for a condensing tumble drier. Cupboard housing a wall mounted boiler for the domestic hot water and central heating (neither this nor any radiators have been tested). Stairs to the first floor. Open to the sitting room.

Sitting Room

8'4" x 15'5" (2.56 x 4.72)

Solid oak flooring with a radiator and UPVC sealed unit double glazing. UPVC door to the garden at the rear.

First Floor Landing

Stairs from the kitchen. Stairs leading to the attic.

Bedroom One

11'8" x 11'6" (3.58 x 3.52)

Newly carpeted with a radiator and UPVC sealed unit double glazing.

Bedroom Two

8'4" x 14'4" (2.56 x 4.38)

Wood effect flooring with a radiator and UPVC sealed unit double glazing.





Bathroom 8'5" x 7'11" (2.59 x 2.43)
With a fitted four piece suite comprising low suite WC, wash hand basin, shower cubicle and bath. Wood effect flooring with a radiator and UPVC sealed unit double glazing.

Second Floor Landing
Study area with Velux skylight and built in eaves storage.

Bedroom Three 11'8" x 7'6" (3.58 x 2.31)
Newly carpeted with a radiator and Velux skylight with sealed unit double glazing.

Outside
Enclosed garden to rear with artificial grass and pedestrian access from the front. NB. A single adjacent property has a right of way.

Services
Mains gas, electric, water and drains are connected but have not been tested.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

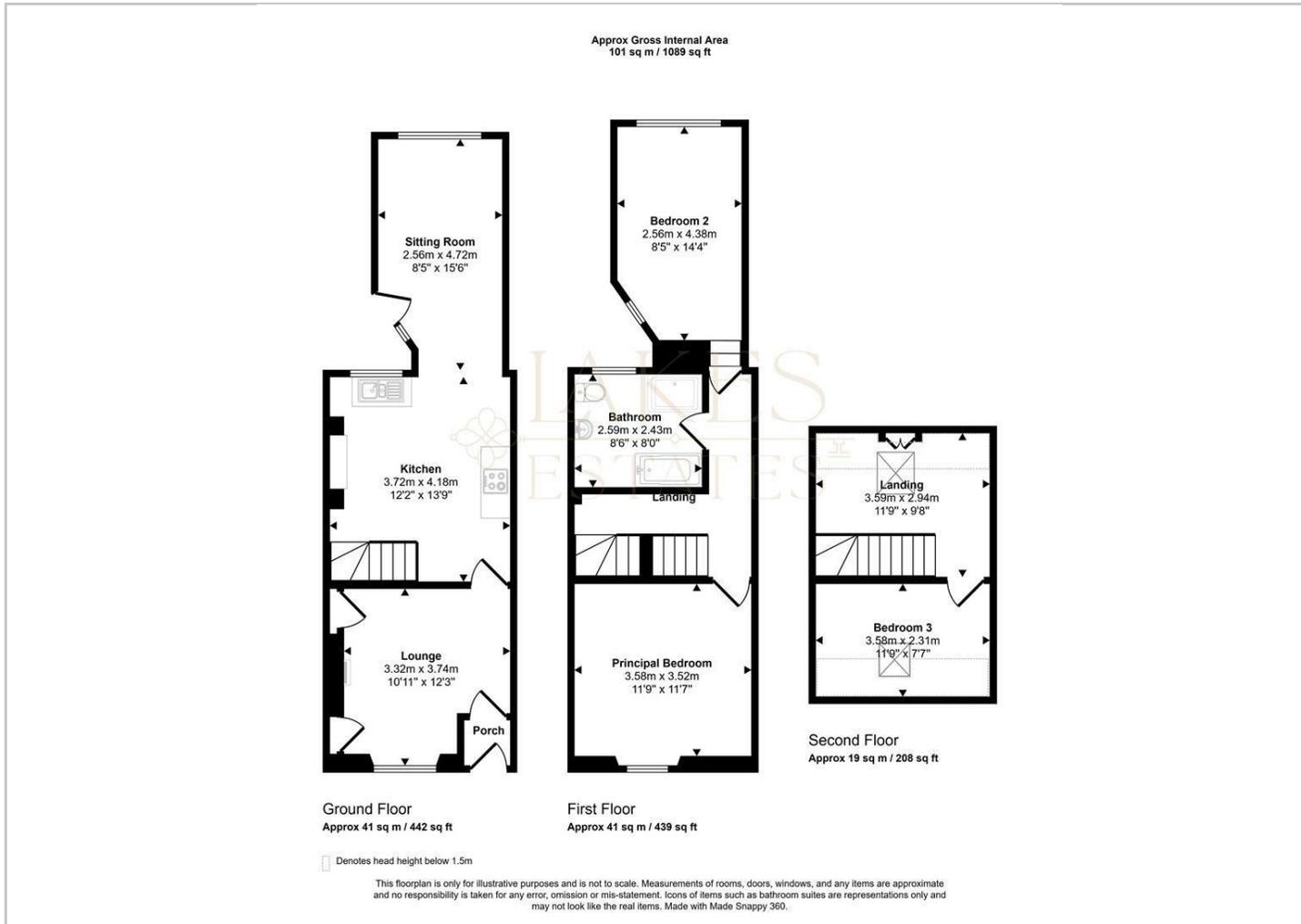
From Penrith town centre follow Castlegate heading over the first roundabout and at the next roundabout taking the first left. Follow this for approximately 500 metres and take the right turn at the fork onto Howard St then immediately turn right onto Cross Street and right onto Brougham Street.



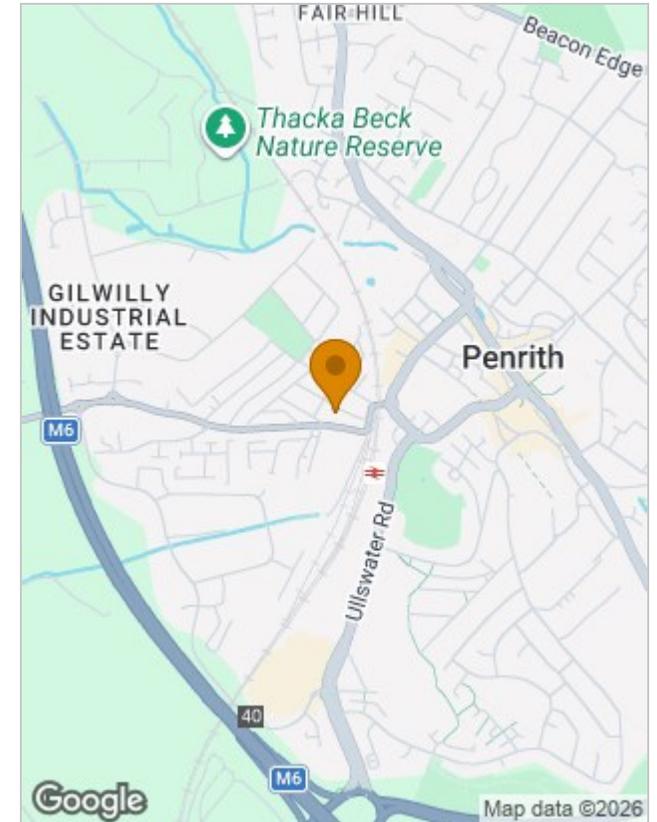


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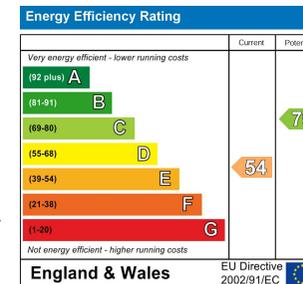
Floor Plans



Location Map



Energy Performance Graph



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.

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