



73 Brougham Street, Penrith, CA11 9DW

Guide price £140,000



2



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# 73 Brougham Street

Penrith, CA11 9DW

- No onward chain
- 2 double bedrooms
- Modern Kitchen
- Living room with feature fireplace
- Well presented throughout
- Popular location close to Penrith town centre
- Rear garden
- Dining area
- Priced to sell

The house features a comfortable reception room, ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those seeking a guest room or home office. The bathroom is conveniently located on the first floor, ensuring practicality for everyday living.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for gardening, barbecues, or simply enjoying the fresh air. This area is particularly appealing for those with children or pets, offering a safe environment to play and unwind.

Situated in a popular area, this home is just a short walk from Penrith town centre, where you can enjoy a variety of shops, cafes, and local amenities.

Priced to sell and with no onward chain, this charming home represents a fantastic opportunity in a desirable location. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

## Entrance Porch

**Dining Area** 10'1" x 7'3" (3.08m x 2.21m)

**Living Area** 13'3" x 8'9" (4.04m x 2.69m)

**Kitchen** 7'0" x 16'7" (2.15m x 5.08m)

**Bathroom** 8'4" x 9'0" (2.56m x 2.76m)

**Bedroom 1** 13'4" x 13'5" (4.08m x 4.10m)

**Bedroom 2** 13'2" x 7'2" (4.03m x 2.20m)

## Outside

### Services

Mains electric, water and gas fired central heating.

### 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.



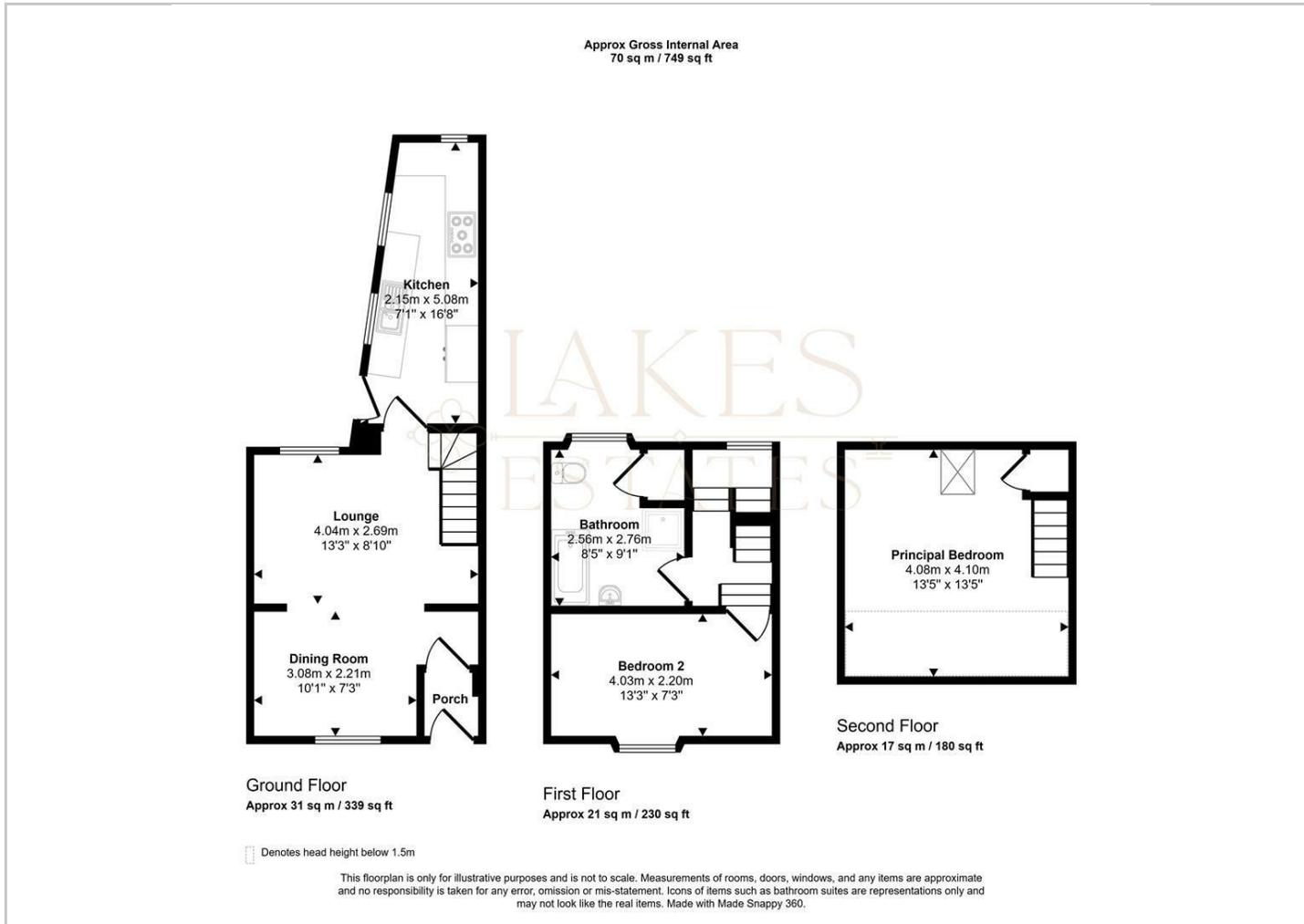
## Directions

From 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 73 is located at the top of the road on the right hand side.

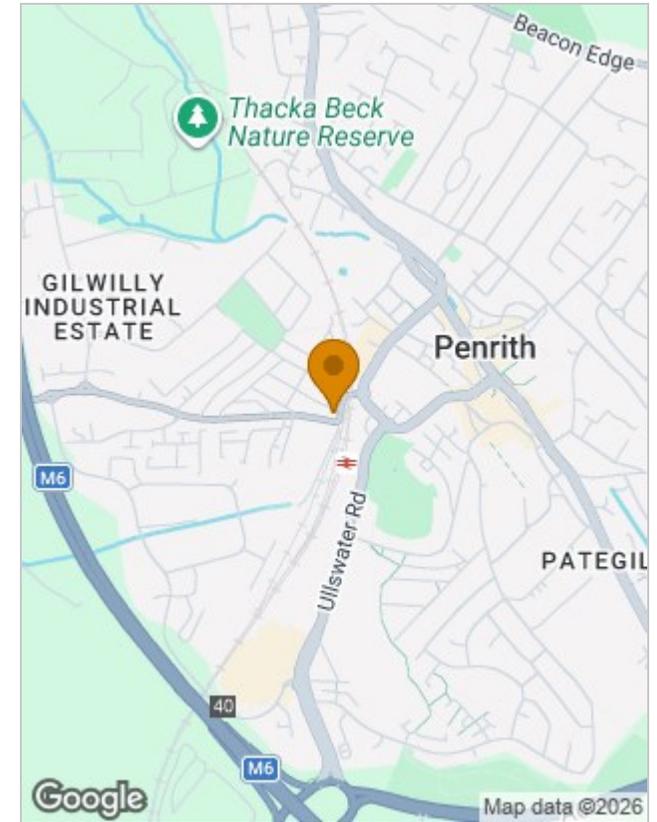




## Floor Plans



## Location Map



## Energy Performance Graph

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

## 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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