

WILKES
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Residential
Estate Agents
Letting Agents

52b Brougham Street, Penrith, CA11 9DW



- **Modern Mid Terraced House**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room, Sun Porch + Kitchen**
- **2 Bedrooms + First Floor Bathroom**
- **Attractive Enclosed Garden + Off Road Parking Space**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC - TBC**

Asking price £150,000

In the Castletown area of Penrith, convenient for the town centre, 52b Brougham Street is a modern mid terraced house with accommodation comprising; Hallway, Living Room, Sun Porch, Kitchen, 2 Bedrooms a Bathroom and a boarded out Loft. To the rear of the house is a lovely enclosed Garden with a southerly aspect and there is a Private Parking Space accessed from Cross Lane. The property also benefits from uPVC Double Glazing and has a mix of Electric Radiators/Heaters.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout, over the bridge. Follow the road around the left and right hand bends and then fork left into Howard Street. Take the first right into Cross Street. The next junction is with Brougham Street, turn right, number 52b is on the right.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band B.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Stairs lead to the first floor being open below. There is an electric radiator, an open doorway to the kitchen and a door to the;

Living Room 14'2 x 11'8 (4.32m x 3.56m)

There is a wall mounted electric living flame heater and a TV aerial point. A uPVC double glazed window and a multi pane glazed door open to the;



Sun Porch 5'4 x 8'6 (1.63m x 2.59m)

Being a uPVC double glazed frame on a low brick wall with polycarbonate roofing and a door opening into the rear garden .



Kitchen 11'10 x 5'11 (3.61m x 1.80m)

Fitted with a range of grey painted units and a granite effect worksurface incorporating a stainless steel single drainer sink. There is space for a slot-in electric oven, space for an upright fridge freezer and plumbing for a washing machine. There is a wall mounted electric heater and a uPVC double glazed window to the front.



First Floor - Landing

A ceiling trap gives access to the boarded and insulated loft space with light.

Bedroom One 11'6 x 11'9 (3.51m x 3.58m)

A uPVC double glazed window faces to the rear and there is a built-in airing cupboard to one corner housing the hot water tank.



Bedroom Two 7'9 x 8'7 (2.36m x 2.62m)

A recessed cupboard above the stair head gives useful storage. There is a uPVC double glazed window to the front.



Bathroom 6'6 x 5'5 (1.98m x 1.65m)

Fitted with a white toilet, wash basin and a panelled bath with a Triton electric shower over and tiles around. There is a wall mounted fan heater and an extractor fan.



Outside

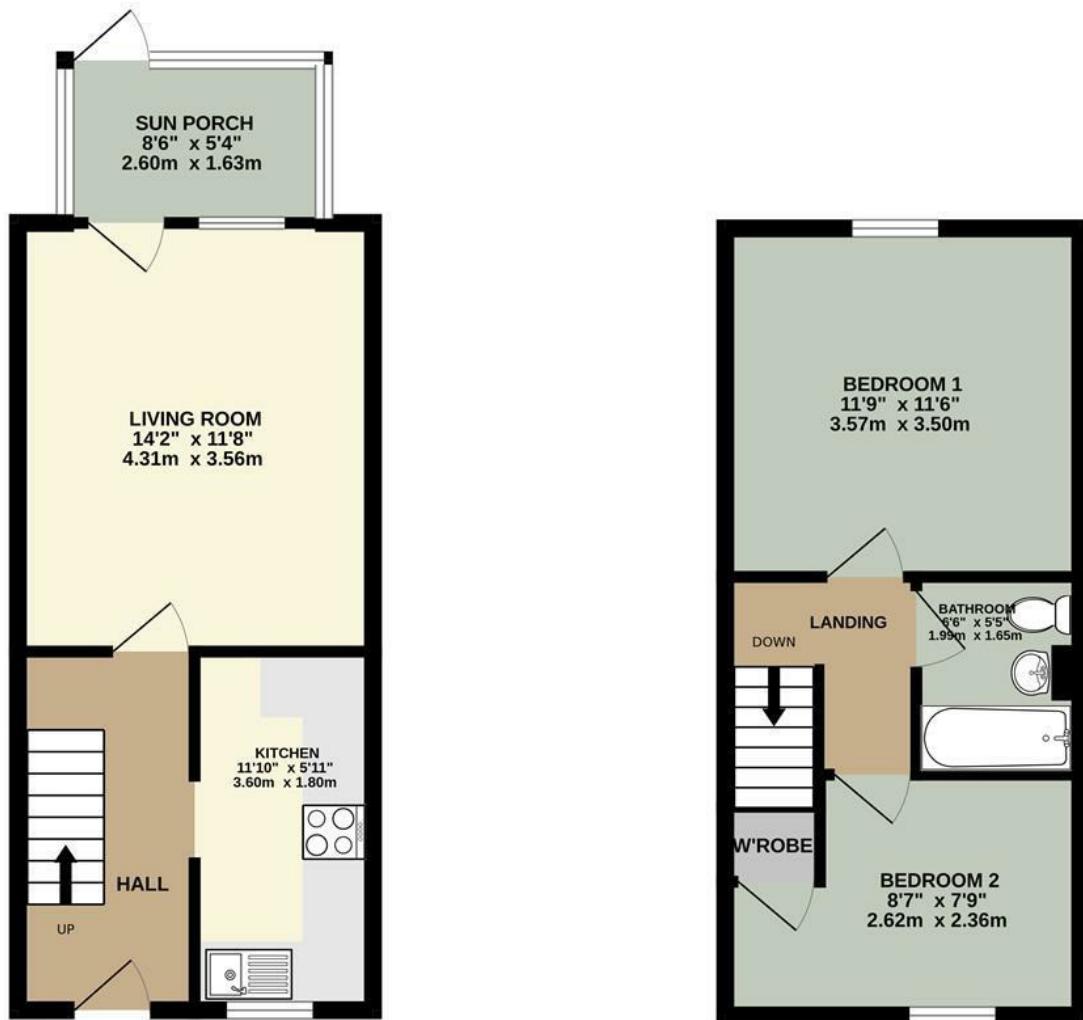
There is an off-road parking space accessed from Cross Street.

To the rear of the house is an attractive enclosed garden laid to flags and gravel with a flower bed to one corner and there is a garden shed. A gate to a path at the rear opens onto a passageway leading to the parking space.



GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(91-91) B			
(89-89) C			
(55-48) D		42	
(29-24) E			
(21-20) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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