



Arthur Street | | Penrith | CA11 7TU

Guide Price £400,000



david britton
ESTATES

Key features

- Grade II listed terraced town house
- Over 4 floors
- Entrance hallway
- living room
- kitchen
- reception room to lower ground floor
- bathroom
- utility
- large garden to rear
- 3 bedrooms to the first floor

Description

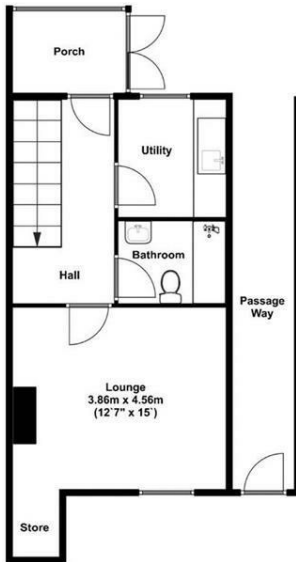
Found on one of Penrith's most exclusive streets in the New Streets conservation area is this stunning Grade II listed 3 bedroom town house. With accommodation spread over 4 floors, the property is packed with original features and would make a superb family home. Immaculately presented throughout the accommodation is extremely spacious with entrance vestibule, hallway, living room, and kitchen diner to the ground floor. On the lower ground floor there is a second reception room, bathroom, utility area and rear porch which leads out to the large rear garden. On the first floor there are 3 good size bedrooms and a family bathroom and the second floor is currently used as an office and a 4th bedroom. Outside to the front there is a garden and to the rear there is a large garden, workshop with wood store and a summer house. There is also a garage and residents on street parking. Penrith New Streets area is extremely sought after and is only a short walk from the town centre where there are lots of local amenities including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors' surgeries, hospital and a train station. Penrith offers easy access to the M6, A66 and the Lake District National Park.

Directions

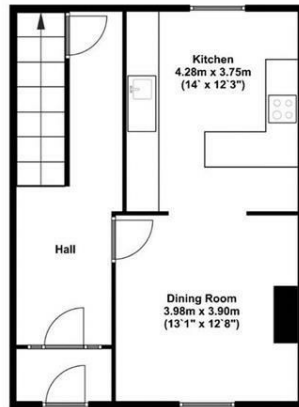




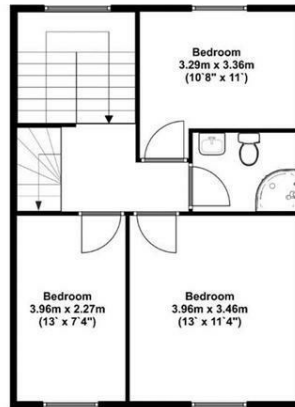
Floor plans



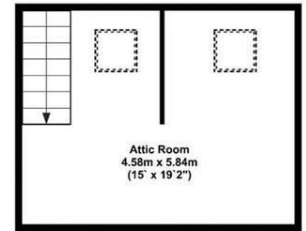
Ground Floor
Approx 39.00 Sq meters (420.00 Sq feet).



First Floor
Approx 50.00 Sq meters (538.00 Sq feet).



Second Floor
Approx 50.00 Sq meters (538.00 Sq feet).



Third Floor
Approx 27.00 Sq meters (291.00 Sq feet).



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>		
England & Wales	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
 Penrith
 Cumbria
 CA11 9GR
 01768881111
 Sales@brittonestates.co.uk
 www.brittonestates.co.uk