



34 Wetheriggs Rise, Penrith, CA11 7EY

£1,200 Per month



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£1,200 Per month

34 Wetheriggs Rise

Penrith, CA11 7EY

- Available To Let Immediately
- Excellent Residential Location
- 2 Double Bedrooms & A Good Single Bedroom
- Utility Room & Ground Floor W/C
- Spacious, Enclosed Rear Garden
- Immaculate 3 Bed Semi-Detached House
- Close to Penrith Town Centre
- Modern Kitchen & Shower Room
- Plentiful Off Road Parking
- Viewing is Essential

This immaculate, 3 bed semi-detached house, is only a short walk from the town centre in a popular residential location and has accommodation briefly comprising of an: Entrance Hall, Living Room, Kitchen, Utility, WC, Three Bedrooms and a Shower Room. Outside, there is block paved off road parking for two cars and and a spacious enclosed garden to the rear. Immediately available to let on a long term basis.



Entrance Hallway

uPVC front door under an external canopy leading into the entrance hallway. Internal door to the living room and stairs off to the first floor.

Living Room

A bright and spacious living room with a uPVC window to the front elevation. Fitted carpet. Door through to the kitchen.

Kitchen

A modern fitted kitchen which has integrated appliances including an oven, microwave, fridge freezer and a dishwasher. There is a sink drainer unit and a uPVC door leading out to the rear garden. uPVC window to the rear. Internal door leading through to the utility room.

Utility

A useful space with plumbing for a washing machine and dryer. Sliding door leading into the ground floor w/c.

Downstairs WC

Ideal for residents and guests a fitted low level w.c and sink unit.





Bedroom 1

A double bedroom with a uPVC window to the front elevation. Fitted carpet.

Bedroom 2

A double bedroom with a uPVC window to the rear elevation. Fitted carpet.

Bedroom 3

A good sized single bedroom with a range of fitted wardrobes. Fitted carpet. uPVC window to the rear elevation.

Shower Room

A modern shower room which has a walk in shower cubicle containing a mains shower unit, a low level w/c and a floating sink unit.

Outside

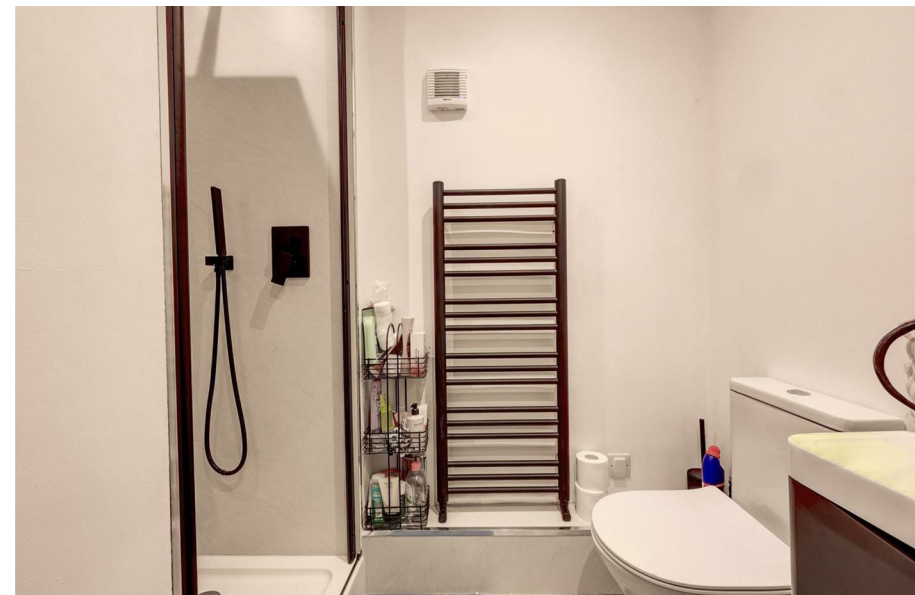
To the front of the property is a newly block paved driveway providing ample private parking for a minimum of 2 vehicles. To the rear is an elevated garden mainly laid to lawn with a gravelled seating area and bordering hedges and shrubbery.

Services

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

Directions

From the centre of Penrith, head out of Great Dockray on Castle Hill Road and take the second right turn into Wetheriggs Rise, number 34 is on the left hand side.







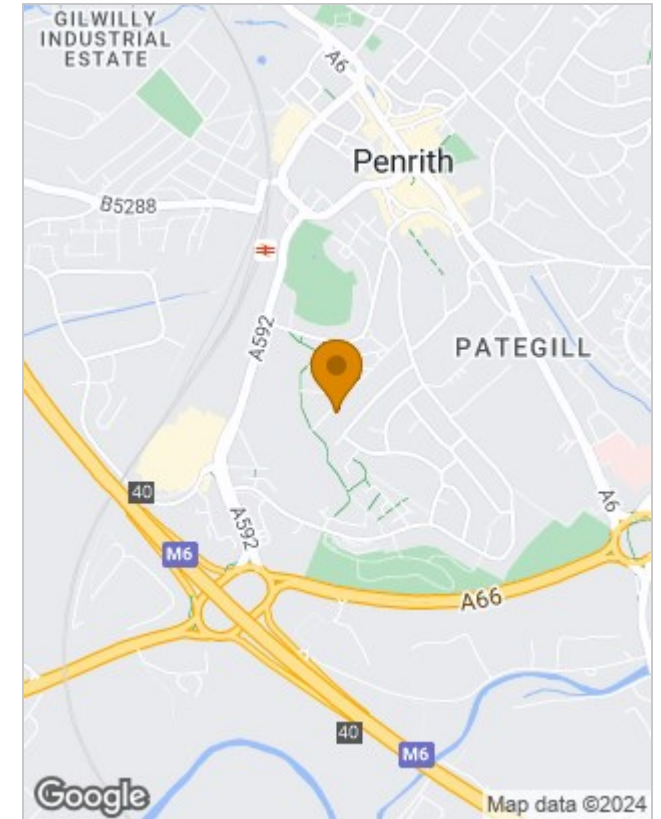
Viewing

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

