



Penrith

£112,500

35 Chase Park, Penrith, Cumbria, CA11 8UY

Discover the perfect blend of modern living and stunning natural beauty with this immaculately presented, "The Petteril" semi detached home, available on a 50% shared ownership basis, with the ability to staircase to 100% ownership of the property and added benefit of no onward chain. This home is a true gem, combining modern comforts with contemporary style.

All potential purchasers must be approved via application to Riverside Home Ownership. All application forms must be completed and returned to Hackney & Leigh, which will be forwarded to Riverside Home Ownership. Please note, all applicants will come on a first come, first serve basis. The application will then be assessed by Riverside financial advisors to ensure that they meet the shared ownership affordability criteria. Applicants are asked to only apply for a mortgage once their application has been approved.

The spacious and modern living room is a welcoming space, perfect for relaxation and entertaining. Double glazed window to front aspect with laminate flooring. Carpeted stairs lead to the upper floor. An understairs storage cupboard, providing ample space to keep your home organised and clutter-free.

Quick Overview

3 Bedroom semi detached house

50% Shared ownership

Modern and contemporary living

Dining kitchen

Spacious living room

Lake District fells views

No onward chain

Leasehold

Double driveway with electric
charging point

Ultrafast broadband available



3



1



1



B



Ultrafast
broadband
available



Double
Driveway

Property Reference: P0434



Dining Kitchen



Dining Kitchen



Living Room



Bedroom One

The living room seamlessly flows into the kitchen/diner, where you'll be captivated by the stunning views of the lakes in the distance-a picturesque backdrop for your daily life. The fitted kitchen/diner is a culinary enthusiast's dream, equipped with modern appliances and ample counter space. The kitchen's sleek design and functional layout make meal preparation a joy, while the dining area provides the perfect spot for family meals or casual gatherings with friends. Featuring integrated 4 ring gas hob, oven and extractor with availability for a free standing fridge/ freezer, washing machine and dishwasher. Stainless steel sink with mixer taps. Stone coloured worktops with light grey coloured wall and base units. The boiler is located here. Double glazed window and double glazed patio doors to rear aspect, providing views of the lake District fells in the distance. Laminate flooring.

As you ascend the carpeted stairs, you are greeted by a spacious landing that leads to 3 beautifully appointed bedrooms and family bathroom. Bedroom 1 is a large double bedroom, offering ample space and natural light, making it the perfect spot to unwind after a long day with double glazed window to front aspect with carpet flooring. Bedroom 2 is equally inviting, with generous proportions and a warm, welcoming atmosphere as a large double with double glazed window to rear aspect, providing views of fells in the distance. Carpet flooring. Bedroom 3 is a good sized single bedroom, currently serving as a versatile home office, ideal for remote working or study. Double glazed window to rear aspect with carpet flooring. Three piece family bathroom with shower over bath, WC and basin with mixer taps. Small storage cupboard and heated towel rail. Double glazed window to front aspect. Part tiled with laminate flooring.

Convenience is key in this home, with a downstairs WC adding a practical touch to the ground floor.

Low maintenance front and rear gardens. The front garden comprises of, grassed lawn with various trees. Driveway for ample parking with electric charger. The private rear garden has a wooden fence boundary, grassed lawn, tree and patio. These outdoor spaces are perfect for enjoying the fresh air without the burden of extensive upkeep, allowing you to spend more time appreciating the serene surroundings.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Dining kitchen 17' 3" x 9' 9" (5.26m x 2.97m)

Living Room 16' 1" x 13' 9" (4.9m x 4.19m)

Downstairs WC

First Floor

Bedroom One 12' 6" x 9' 11" (3.81m x 3.02m)

Bedroom Two 13' 5" x 9' 4" (4.09m x 2.84m)

Bedroom Three 9' 8" x 8' 0" (2.95m x 2.44m)

Bathroom

Property Information

Tenure

Leasehold

999 years as of 2023

Ground Rent

£254.70 per month as of 2025/2026 for 50% shared ownership

Monthly Service Charge Payable

£39.72 per month

The service charge covers communal gardening and landscaping, insurance and management fees

Agents Notes

All potential purchasers must be approved via application to Riverside Home Ownership. All application forms must be completed and returned to Hackney & Leigh, which will be forwarded to Riverside Home Ownership. All applicants, will come on a first come, first serve basis. The application will then be assessed by Riverside's financial advisors to ensure that they meet the shared ownership affordability criteria. Applicants are asked to only apply for a mortgage once their application has been approved

Planning

We have been advised, plans have been submitted for a development by Willan Living with access via Inglewood Road. Please make your own independent enquiries

Council Tax

Band B
Westmorland and Furness

Services and Utilities

Mains electricity, mains water and mains gas. Mains drainage

Energy Performance Certificate

Band B. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Ultrafast available

Directions

Head south-east on Little Dockray towards Corn Market/ A592, turning right onto Corn market/ A592. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/ A592 turns left and becomes Duke Street/ A6. Slight right onto Inglewood Road. Follow the road up and turn left onto Chase Park. Follow the road and the property will be on the left hand side.

What3words Location

///revives.pedicure.variation

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£112,500

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Bathroom

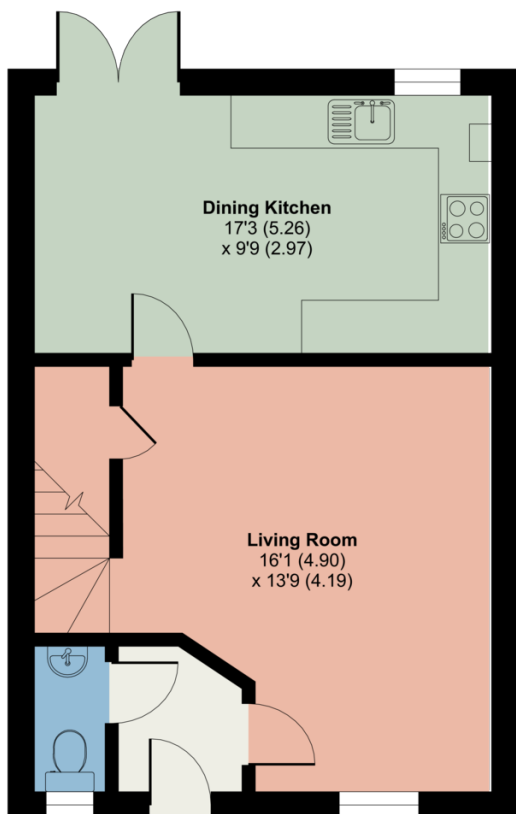


Garden

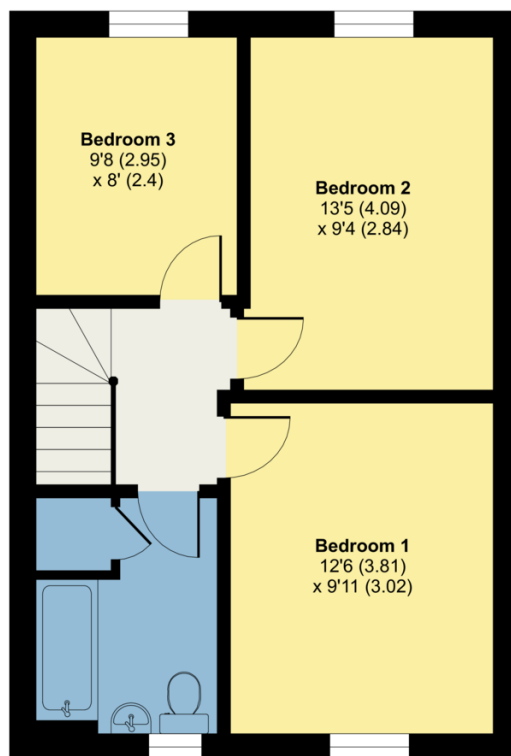
Chase Park, Penrith, CA11 8UY

Approximate Area = 908 sq ft / 84.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1277633

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/04/2025.

Request a Viewing Online or Call 01768 593593