



**HACKNEY
& LEIGH**

£185,000

3 Neville Avenue, Penrith, CA11 7DS

This home is not just a place to live, but a place to create lasting memories. This semi-detached home, with its prime location, is conveniently located close to local amenities and transport links, with the prestigious Queen Elizabeth Grammar School just a short stroll away, ensuring that everything you need is within easy reach. The thoughtful layout makes it an ideal choice without compromising on comfort, with the added benefit of no onward chain. Additionally, a driveway offers an off-road parking solution, while the low maintenance gardens create an ideal space for relaxation.

As you open the front door, you're welcomed into a cosy entrance hall, setting the tone for the warmth and charm that permeates throughout the property. The carpeted stairs invite you upwards, hinting at the comfortable living spaces that await.

Quick Overview

2 Bedroom semi detached house

Fitted kitchen/ dining room

Ideal starter home

Popular residential area

Low maintenance garden

No onward chain

Close to local amenities

On street permit parking

Driveway

Ultrafast Broadband available



2



1



1



D



Superfast
Available



Driveway

Property Reference: P0473



Kitchen/Dining Room



Living Room



Kitchen/ Dining Room



Side Garden

To your left, the living room beckons with its inviting ambience. This spacious area is bathed in natural light, thanks to 2 double glazed windows to the front aspect, that frame the room beautifully. The gas fire with its elegant surround serves as a focal point, offering a cosy retreat for those chilly evenings. Whether you're unwinding with a good book or entertaining guests, this living room provides the perfect setting for relaxation and enjoyment. Carpet flooring.

Flowing seamlessly from the living room is the fitted kitchen/diner, a space that combines functionality with style. Designed for both cooking and dining, this area is ideal for family meals and social gatherings. Featuring an integrated gas hob, oven and extractor with availability for a free-standing fridge/ freezer and washing machine. Stainless steel sink with mixer taps. Grey coloured worktops with ample stone coloured wall and base units. A storage cupboard provides thoughtful storage solutions. Two double glazed windows and door access to rear aspect. Partial splashback with vinyl flooring. The dining area provides a welcoming spot to enjoy meals with family and friends, creating a heart for the home where memories are made.

Venture upstairs to find, 2 generous sized bedrooms and family bathroom. Bedroom 1 is a large double room which is flooded with natural light, thanks to its 2 double glazed windows to front aspect. The fitted wardrobe provides ample storage, ensuring a clutter-free sanctuary where you can unwind after a long day. Carpet flooring. Bedroom 2 is a double bedroom with double glazed window to rear aspect. Whether you envision it as guest room, home office, or a nursery, this space is ready to adapt to your lifestyle. Carpet flooring. Three-piece family bathroom comprising of, shower over bath, WC and basin with hot and cold taps. Window to rear aspect. Part tiled, partial splashback, with vinyl flooring.

Outside, the front garden greets you with its elegant simplicity. A grassed lawn, some small trees and vibrant shrubs are all neatly enclosed within a tasteful railing boundary. To the side of the property, you'll find a small grassed lawn and shrubbery, complete with railing boundary, where this space offers easy access to the drive. An electric car charger caters to modern needs. The rear garden is a true suntrap, offering a delightful retreat for relaxation. Enclosed by a wooden fence, this small yet perfectly formed space features flagstone flooring and chipped stones, providing a low maintenance haven. Whether you're enjoying a morning coffee or an evening barbecue, this sunny garden is the perfect backdrop for outdoor living.

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. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, this home is perfectly positioned for commuters and families alike.

Accommodation with approx. dimensions

Ground Floor

Kitchen/ dining room 18' 10" x 9' 0" (5.74m x 2.74m)

Living Room 15' 5" x 11' 8" (4.7m x 3.56m)

First Floor

Bedroom One 16' 11" x 10' 4" (5.16m x 3.15m)

Bedroom Two 12' 2" x 9' 10" (3.71m x 3m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Mains gas

Energy Performance Certificate

Band D

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. Turn right onto Corn Market/ A592. Turn left onto Great Dockray and right onto Princess Street. Turn right onto West Lane, turning left onto Neville Avenue. The property will be on the left hand side

What3words Location

///weary.acclaim.outboard

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£185,000

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 One



Bedroom Two



Bathroom

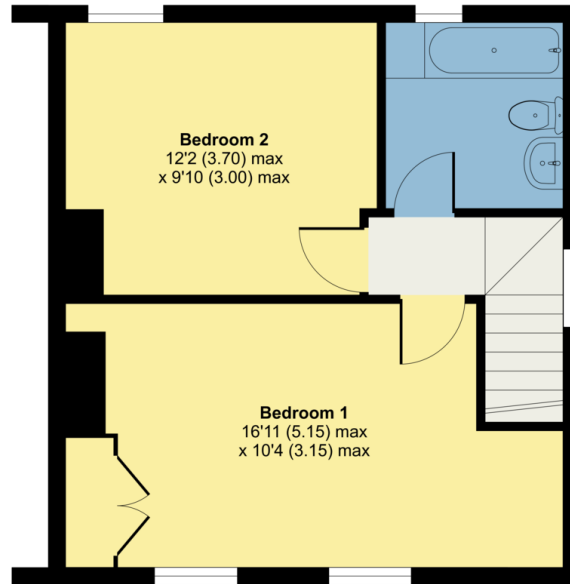


Garden

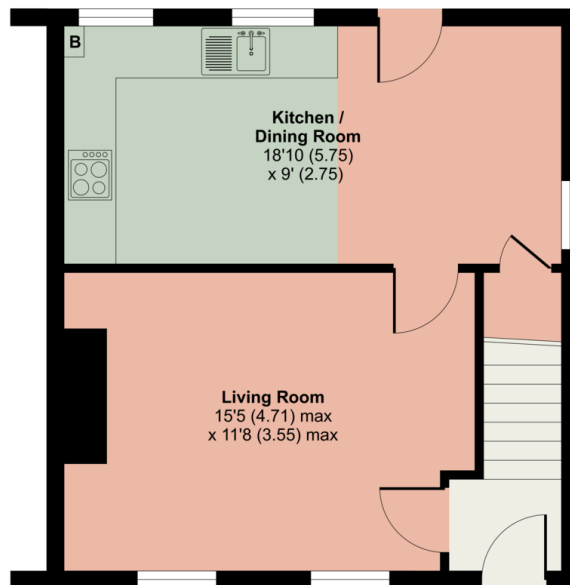
Neville Avenue, Penrith, CA11 7DS

Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1341530

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