



Penrith

£195,000

101 Pategill Road, Penrith, Cumbria, CA11 8LH

Welcome to this spacious end terrace home, perfectly positioned in the popular development of Pategill, just a short walk from the market town centre of Penrith, which boasts local amenities and transport links, allowing you to have everything you need within easy reach. This home offers a harmonious blend of comfort, convenience and provides the perfect backdrop for creating lasting memories.

As you enter through the welcoming entrance hall, carpeted stairs lead to the upper floor. A cleverly designed understairs storage cupboard, housing both a tumble dryer and an additional freezer, ensures your home remains clutter-free and efficient. Laminate flooring. Leading from the hall into the living room, which is a cosy haven, featuring a gas fire with an elegant surround, creating a warm and inviting atmosphere for those chilly evenings. It's the ideal spot to unwind with a good book or enjoy a movie night with loved ones. Double glazed window to front aspect, bringing in lots of natural light. Laminate flooring.

Quick Overview

Semi detached family home

3 Bedrooms

Spacious kitchen/ dining room

Living room

Popular residential area of Penrith

Close to local amenities & transport links

Gardens

On street parking

Ultrafast Broadband available



3



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1



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Ultrafast
available



On Street
Parking

Property Reference: P0467



Kitchen/ Dining Room



Living Room



Kitchen/ Dining Room



Bedroom One

The heart of this home is undoubtedly the spacious fitted kitchen/dining room. Designed with both style and functionality in mind, it boasts ample wall and base units providing plenty of storage for all your culinary needs. Whether you're preparing a family feast or a simple supper, this kitchen is equipped to handle it all. Featuring integrated gas hob, double oven and extractor. Integrated dishwasher with a availability for a fridge/ freezer and washing machine. Sink with hot and cold taps. Double glazed window to rear aspect. Part tiled with laminate flooring.

There is also a downstairs WC for added convenience.

Venture upstairs to find three bedrooms, each offering a peaceful sanctuary for rest and relaxation and family bathroom. The landing benefits two convenient storage cupboards. Bedroom 1 is a large double bedroom with storage cupboard. Double glazed window to rear aspect with carpet flooring. Bedroom 2, also a double bedroom, is currently being used as a home office. Double glazed window to front window. Laminate flooring. Bedroom 3 is a good sized single bedroom with double glazed window to front aspect. Laminate flooring. Three piece family bathroom featuring, shower over bath, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Fully tiled.

Outside, the low maintenance front garden boasts a neatly grassed lawn. The rear garden is enclosed by a wooden fence, providing privacy and security. Small grassed lawn with shrubbery, while the patio area is perfect for al fresco dining or simply enjoying a morning coffee. An external store cupboard offers additional storage space for garden tools and equipment.

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 motorway for both north and south, Penrith train station and bus links.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ Dining Room 13' 5" x 12' 6" (4.09m x 3.81m)

Living Room 13' 4" x 11' 8" (4.06m x 3.56m)

Downstairs WC

First Floor

Bedroom One 12' 10" x 12' 6" (3.91m x 3.81m)

Bedroom Two 13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom Three 8' 10" x 8' 5" (2.69m x 2.57m)

Bathroom

Outside

Store

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Mains gas

Energy Performance Certificate (EPC)

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

Broadband Speed

Ultrafast available

Directions

From Penrith, turn left onto Roper Street. Follow the road, turning right onto Pategill Road. Follow the road round and the property will be on the left hand side

What3words Location

///hazy.scrapped.buns

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£195,000

Anti Money Laundering (AML) Regulations

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Bedroom Two



Bedroom Three



Bathroom



Rear Aspect

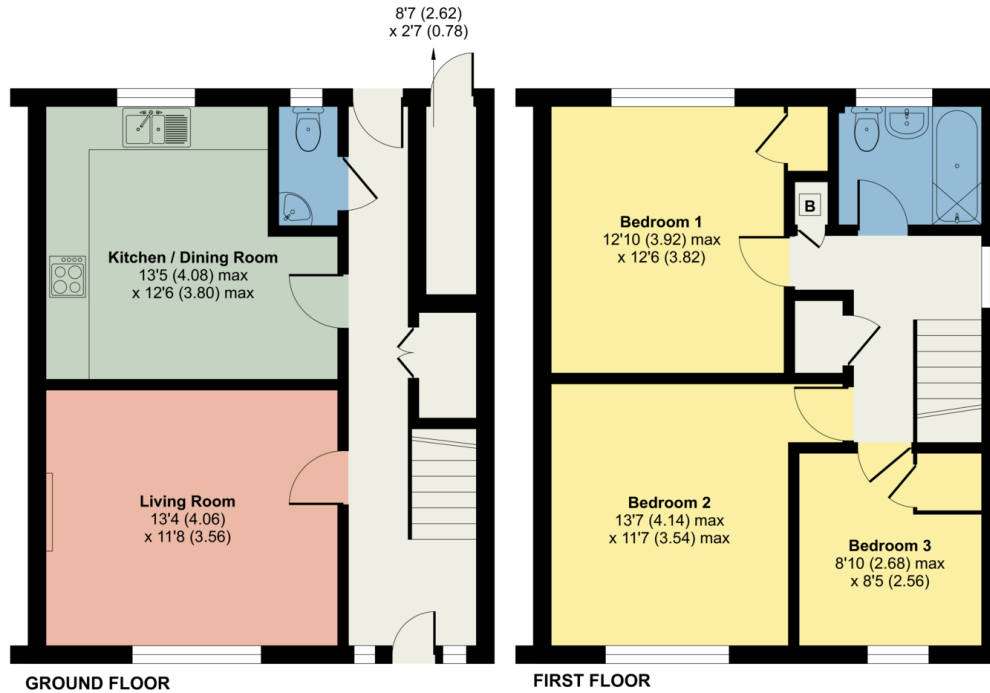
Pategill Road, Penrith, CA11 8LH

Approximate Area = 939 sq ft / 87.2 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 959 sq ft / 89 sq m

For identification only - Not to scale



 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: 1314218

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