



Penrith

£125,000

13 Walker Rise, Penrith, CA11 9JX

Discover a hidden gem tucked away at the top of a quiet street, offering endless potential for those willing to invest time and creativity. This project property, with no onward chain, is ready for transformation and modernisation, making it the perfect canvas for your dream home.

While the property currently lacks heating and a cooker, this presents an exciting opportunity to install modern, energy-efficient systems tailored to your preferences. Additionally, the property boasts a large rear garden with stunning views of the Lake District fells in the distance and off-street parking, a rare find in such a tranquil location, ensuring convenience for the homeowner.

Quick Overview

2 Bedroom semi-detached house

In need of modernisation

Project property

No onward chain

Living room

Conservatory

Views of Lake District fells

Gardens

Driveway for 1 vehicle



2



1



2



E



Superfast
Broadband



Drive way

Property Reference: P0485



Kitchen/Dining Room



Living Room



Conservatory



Bedroom One

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The kitchen/ diner is a space brimming with potential and ready for your personal touch. As you enter, you'll find a practical layout that offers easy access to both the front aspect of the property and the adjoining living room, creating a seamless flow throughout the home. Wooden effect wall and base units with cream-coloured worktops. Stainless steel sink with hot and cold taps. A small storage cupboard provides convenient space for your essentials. Although a cooker is not currently installed, this blank canvas allows you to select the perfect model to suit your culinary needs. Whether you envision a sleek, contemporary design or a charming, rustic aesthetic, this space is ready to be reimagined. Double glazed window to front and side aspect, bringing in lots of natural light. Part tiled with vinyl flooring. From the kitchen, step directly into the inviting living room, where high ceilings create an airy and open atmosphere, enhancing the room's sense of space. Carpet flooring. Double glazed patio doors seamlessly connect the living room to the conservatory, offering a delightful extension of your living space. The conservatory provides a perfect spot for morning coffees, or simply soaking up the views of the garden, Penrith and the Lake District fells in the distance. Behind a door in the living room, you'll find the staircase leading to the upper floor, ensuring easy access to the rest of the home while maintaining the room's clean and uncluttered aesthetic.

Upstairs, the property features 2 bedrooms and family bathroom. Bedroom 1 is a spacious double bedroom with high ceiling and fitted wardrobes for convenient storage, one wardrobe houses the water tank. Large double glazed window to rear aspect, with views of the Lake District fells in the distance. Bedroom 2 is a cosy single, ideal for a guest room or home office. Double glazed window to front aspect, with carpet flooring and storage space. The bathroom, while in need of replacement, provides an opportunity to create a luxurious retreat. Comprising of, bath with hot and cold taps, WC and basin with hot and cold taps. Double glazed window to front aspect. Part tiled with carpet flooring.

The rear garden has a gentle sloping lawn, complemented by a variety of vibrant shrubs and fruit trees. The inviting patio area is a perfect spot for al fresco dining or simply unwinding with a good book and a cup of tea. The garden is enclosed with a charming stone wall, partial wooden fence, and bush boundary. Low maintenance front garden with small grassed lawn, brick and tree boundary. Off street parking, with a driveway for 1 vehicle. 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, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Kitchen/ Dining room

15' 1" x 6' 10" (4.6m x 2.08m)

Living Room

12' 3" x 11' 11" (3.73m x 3.63m)

Conservatory

8' 10" x 5' 8" (2.69m x 1.73m)

First Floor

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom Two

8' 8" x 8' 1" (2.64m x 2.46m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and mains gas. We have been advised there is no heating in the property

Energy Performance Certificate

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 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. Turn right onto Salkeld Road, turning right onto Walker Rise. The property is at the top of the road on the right-hand side

What3words Location

///vessel.copiers.summaries

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£125,000

Anti-Money Laundering Regulations(AML)

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



Bathroom



Garden

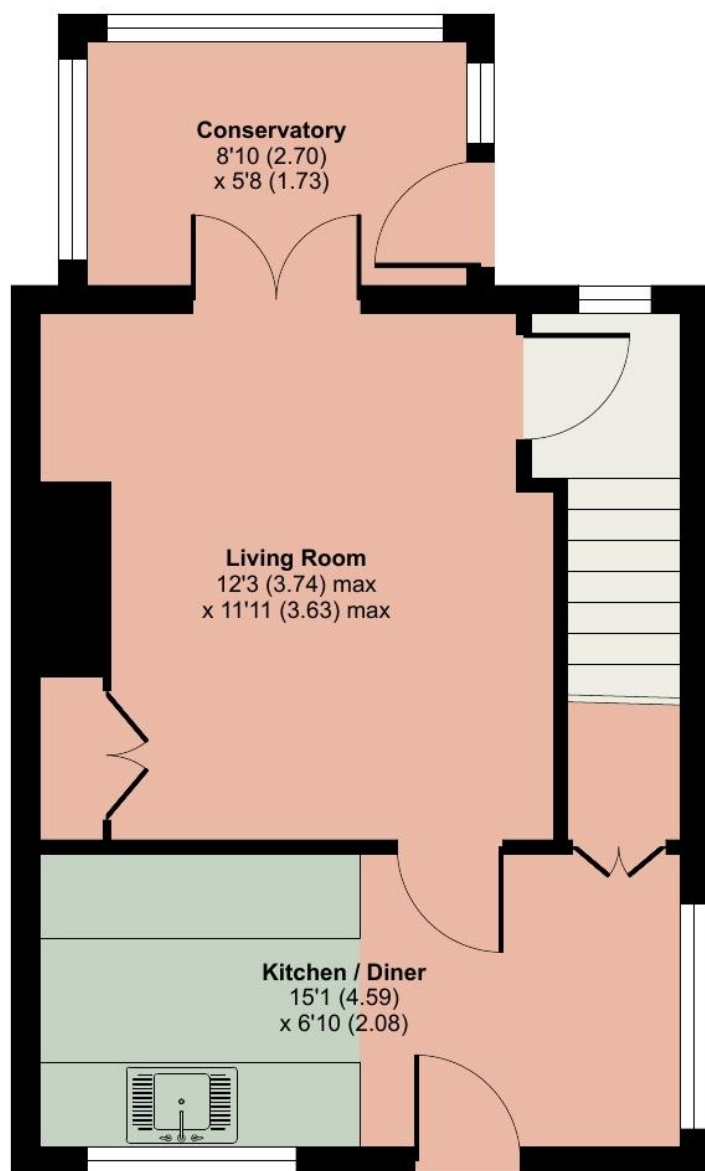


Garden

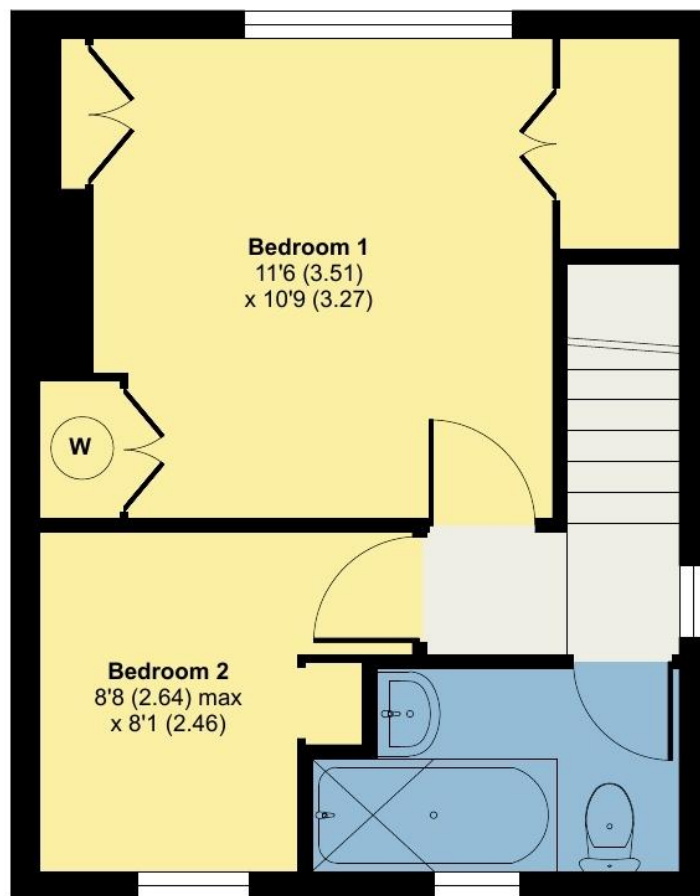
13 Walker Rise, Penrith, CA11 9JX

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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