

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

11 Snowdrop Close, Penrith, Cumbria, CA11 8FG



- **Modern and Efficient 3 Storey Town House**
- **Positioned at the Head of a Cul-de-Sac with Views to the Lakeland Fells**
- **Living Room, Dining Kitchen + WC**
- **4 Bedrooms, En-Suite Shower Room + Bathroom**
- **Off Road Parking for 2-3 Cars + Enclosed Rear Garden**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC Rate - B**
- **No Onward Chain**

Price £270,000

Positioned at the head of a cul-de-sac with some views across Penrith to the Lakeland fells and the Pennines, 11 Snowdrop Close is a smart and efficient modern three storey townhouse with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, WC to the ground floor, 3 Bedrooms and a Bathroom to first floor and a Principal Bedroom with En-Suite to the second floor along with Off Road Parking for 2 cars and an Enclosed Rear Garden. The property also benefits from uPVC Double Glazing, Gas Central Heating and an EPC Rating of B.

Location

From the centre of Penrith, head South on King Street and at the traffic lights, bear left into Roper Street, which becomes Carleton Road. Drive to the T-junction at the A686 and turn left. Take the next left turn into Carleton Hill Road and drive up the hill taking the forth turning on the left - Primrose Gardens. Take the third left turn into Snowdrop Close, number 11 is towards the head of the cul-de-sac on the left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as golf, rugby and cricket clubs. There is also a screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefitting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs lead to the first floor with a cupboard below. The flooring is wood effect LVT and there is a double radiator. Doors lead to the kitchen and;

Living Room 9'10 x 16'7 (3.00m x 5.05m)

The flooring is wood effect LVT and there is a double radiator, a TV aerial point and a telephone point. A uPVC double glazed window and door face onto the rear garden.



Dining Kitchen 15'3 x 9'7 (4.65m x 2.92m)

Fitted with a range of grey fronted units and a slate effect work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built in electric double oven, a gas hob with stainless steel splashback and extractor hood, space for an upright fridge freezer and plumbing for a washing machine. One of the wall cabinets houses a gas fired condensing combi boiler which provides the hot water and central heating. The flooring is wood effect LVT, a uPVC double glazed window faces to the front and there is a single radiator.



Claokroom

Fitted with a toilet and a wash hand basin. The flooring is wood effect LVT and there is a wall mounted MCB consumer unit, a single radiator and a uPVC double glazed window.

First Floor- Landing

Stairs lead off to the second floor.

Bedroom One 15'6 x 9'7 (4.72m x 2.92m)

Having a single radiator, a TV point and a uPVC double glazed window to the rear with a view over the roof tops to the Pennines.



Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)

Having a single radiator, a TV point and uPVC double glazed window with a view to the front over Penrith to the Lakeland fells.



Bedroom Three 10'3 x 6'8 (3.12m x 2.03m)

Having a single radiator, and uPVC double glazed window to the rear.



Bathroom 5'7 x 6'9 (1.70m x 2.06m)

Fitted with a toilet, a wash hand basin and a bath having an electric shower over, tiling around and shower screen. The flooring is wood effect LVT, the walls are part tiled and there is a shaver socket, a chrome heated towel rail, an extractor fan and uPVC double glazed window.



Second Floor-Landing

A door opens into the;

Principal Bedroom 16'11 x 13'2 (5.16m x 4.01m)

Having a uPVC double glazed dormer window to the front with an outlook over Penrith to the Lakeland fells and a double glazed Velux window to the rear. There are two single radiators, a TV point and a door to the;



En-Suite 5'9 x 8' (1.75m x 2.44m)

Fitted with a toilet, a wash basin and a shower enclosure having a Mira mains fed shower. The floor is wood effect LVT, the walls are part tiled and there is a double radiator, a chrome heated towel rail a shaver socket, an extractor fan and a double glazed Velux window.



Outside

There is a block paved parking space for two to three cars, a garden area to grass and shrub beds. A gate opens to the side of the house.

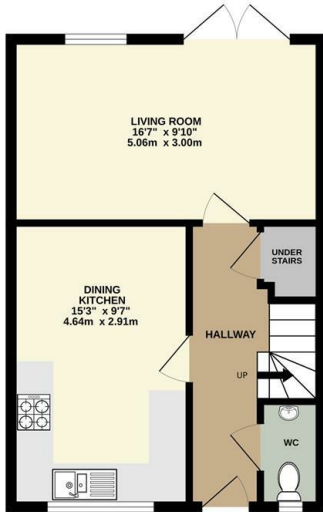


Along the side of the house to the rear is a good size garden to grass with a flagged patio across the width of the house and a path to a hardstanding for a shed.

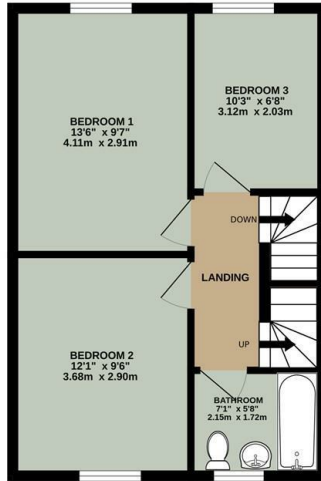


There is an outside light, power supply and tap.

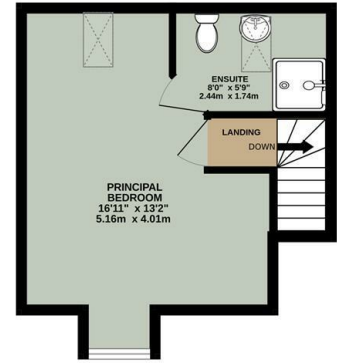
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

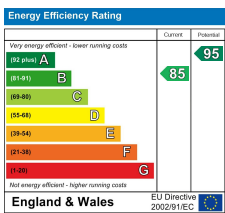


2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

