

**WILKES
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39 Pategill Court, Penrith, Cumbria, CA11 8LG



- **Modern Semi Detached House in a Cul de Sac Location near the Town Centre**
- **Living Room + Dining Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Gravelled Forecourt, Enclosed Rear Garden**
- **Off Road Parking for up to 4 Cars**
- **uPVC Double Glazing + Gas Fired Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate - C.**

Price £200,000

Positioned in a cul-de-sac, close to Penrith town centre, 39 Pategill Court is a modern, semi detached house, offering well presented and improved accommodation comprising: Entrance Hall, Living room, Dining Kitchen, 3 Bedrooms and a first floor Bathroom with a shower over the bath. Outside there is a gravelled forecourt with a block paved driveway, which extends, through wooden gates and down the side of the house to the rear where there is an enclosed garden to lawn. The property also has the benefit of gas fired central heating and uPVC double glazing.

Location

From the centre of Penrith, head south on King Street and fork left into Roper Street, which becomes Carleton Road. Turn right into Pategill Road and 39 Pategill Court is the 3rd Cul-de-sac on the right

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 3 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, benefiting 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 B

Entrance

Through a composite security door to the;

Hall

Stairs, with a cupboard below, rise to the first floor. There is a uPVC double glazed window to the front, a single radiator and telephone point. Doors lead to the kitchen and;



Living Room 11'3 x 16'5 (3.43m x 5.00m)

Having a feature fireplace with a flame effect electric fire, a double radiator, a TV aerial point and telephone point. Two uPVC double glazed windows face to the rear, overlooking the garden.



Dining Kitchen 14'5 x 9'2 (4.39m x 2.79m)

Fitted with a range of gloss white fronted wall and base units with a granite effect work surface incorporating a stainless steel single drainer sink, mixer taps and a tiled splash back. There is space for a slot in gas or electric cooker with an extractor hood above, plumbing for an automatic washing machine and space for an under surface fridge. One of the wall cabinets houses the gas fired boiler, providing the hot water and central heating. There is a single radiator, a uPVC double glazed window to the front and a uPVC double glazed door to the side.



First Floor - Landing

A recessed airing cupboard houses the hot water tank and a ceiling trap gives access to the roof space above.

Bedroom One 11'9 x 9'6 + wardrobe (3.58m x 2.90m + wardrobe)

Having a uPVC double glazed window to the front and a single radiator. To one end are built in wardrobes providing hanging and shelf space.



Bedroom Two 11'7 x 9'6 (3.53m x 2.90m)

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



Bedroom Three 8'4 x 6'9 (2.54m x 2.06m)

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



Bathroom 6'1 x 6'8 (1.85m x 2.03m)

Fitted with; a contemporary white wash basin, toilet and shower bath with mixer shower taps and a curved screen. The walls are fully tiled, there is a single radiator and a uPVC double glazed window to the front.



Outside

To the front of the house is a gravelled forecourt with a block paved driveway providing off road parking, and a path to the front door.



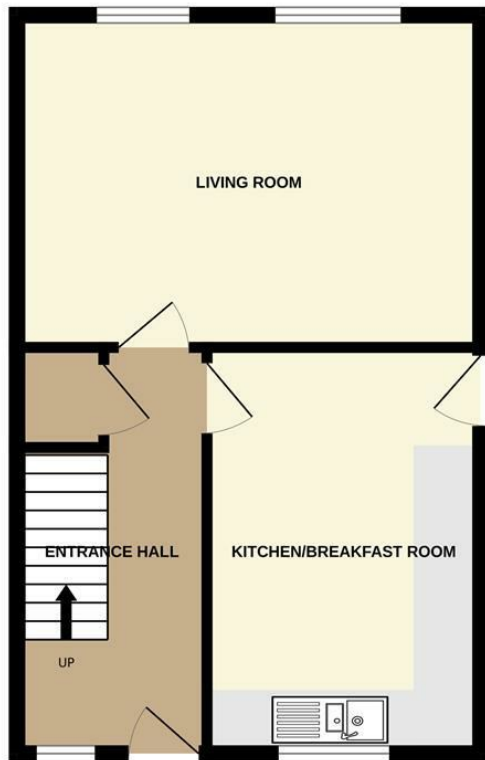
Double gates to the side of the house lead to a blocked paved parking area, the full depth of the plot, with parking for up to three cars.



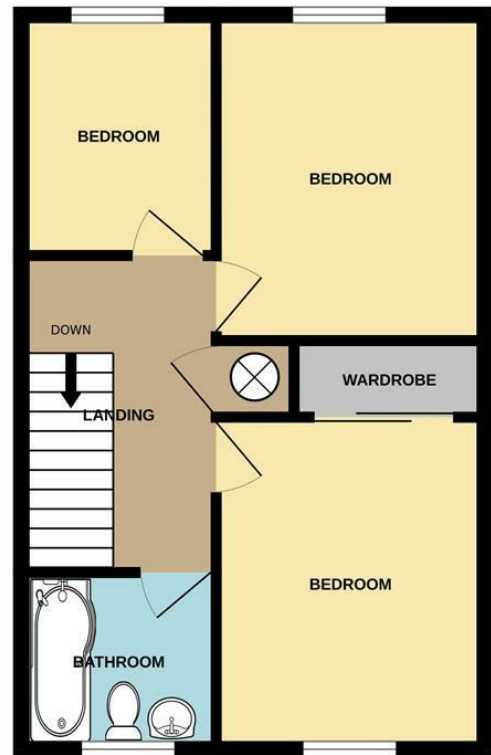
To the rear of the house is an enclosed garden to lawn with a shrub border.



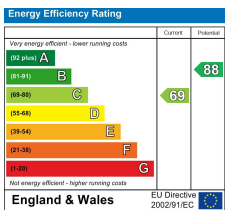
GROUND FLOOR



FIRST FLOOR



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