

**WILKES
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HILL**

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5 Skirsgill Close, Penrith, CA11 8QF



- **Modern and Spacious Detached Bungalow**
- **Positioned at the Head of a Cul-de-Sac on the Edge of Penrith**
- **Large Living Room + Dining Kitchen**
- **3 Double Bedrooms, En-Suite Shower + Bathroom**
- **Off Road Parking + Garage with Auto Roller Door**
- **Enclosed Garden to the Western Gable**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - D. EPC Rate - D**

Price £325,000

5 Skirsgill Close is a spacious bungalow, close to Penrith town centre with accommodation comprising: Large Living Room, Dining Room Kitchen, Utility Room, 3 Double Bedrooms, 1 with En-Suite Shower Room. and a House Bathroom There are Gardens to the Front and Rear with Off Road Parking and Garage with automatic roller door. The property also benefits from Gas Central Heating and Double Glazing.

Location

From the centre of Penrith, drive up Castlegate and turn left at the mini roundabout. Drive along Ullswater Road, take the first exit at the roundabout and then turn left, into Clifford Road. Take the first left turn into Skirsgill Close.

From Junction of the M6, take the A592, drive up the hill to the roundabout, right around the roundabout and back down the hill. Turn left by the North Lakes Hotel, Skirsgill Close is the first turn 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 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 D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Vestibule

Having tiled flooring and multi pane glazed doors to the;

Hall

There is a single radiator, a recessed airing cupboard with a hot water tank and shelves and a ceiling trap with drop down ladder to the part boarded and insulated loft space.

Living Room 17'10 x 14'5 (5.44m x 4.39m)

A living flame gas fire is set in a marble hearth and back with wood surround. uPVC double glazed windows face to two sides and a sliding patio door opens into the garden. There is a double radiator, a TV point and a telephone point.



Dining Kitchen 14'7 x 14'5 (4.45m x 4.39m)

Fitted with a range of pale wood effect fronted units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric double oven, an induction hob with an extractor hood, an integral fridge freezer and plumbing for a dishwasher. The floor is tiled and there is a double radiator. uPVC double glazed windows face to two sides and a composite security door opens to the garden.



Bedroom One 11'7 x 13'9 (3.53m x 4.19m)

A uPVC double glazed window faces to the rear and there is a double radiator and a telephone point. A door opens to the;



En-Suite

Fitted with a toilet, a wash basin and shower enclosure, tiled to three sides with an electric shower. The walls are part tiled and there is a single radiator, an extractor fan and uPVC double glazed window.



Bedroom Two 9'9 x 11'9 (2.97m x 3.58m)

Two recessed wardrobes give hanging and locker storage. There is a uPVC double glazed window to the front and a single radiator.



Bedroom Three 9'10 x 10'1 (3.00m x 3.07m)

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



Bathroom 9'9 x 8'1 (2.97m x 2.46m)

Fitted with a toilet, a wash basin, a bath and a corner shower enclosure with an electric shower. The walls are fully tiled and there is a double radiator, an extractor fan and uPVC double glazed window.

**Outside**

To the front of the bungalow is a block paved forecourt allowing off road parking for two cars and access to the;

Garage 16'4 x 11'5 (4.98m x 3.48m)

Having an automatic roller door, light, power and water. There is a uPVC double glazed window to the side, a ceiling trap to the loft space and a door to a;

Lobby

Having a uPVC double glazed door to the outside and a door to the;

Laundry Room 6'11 x 8' (2.11m x 2.44m)

Fitted with wall and base units to one side and a work surface to the other with plumbing below for a washing machine and space for a tumble dryer. A wall mounted gas fired Worcester condensing boiler provides the hot water and central heating. A uPVC double glazed window faces to the rear.

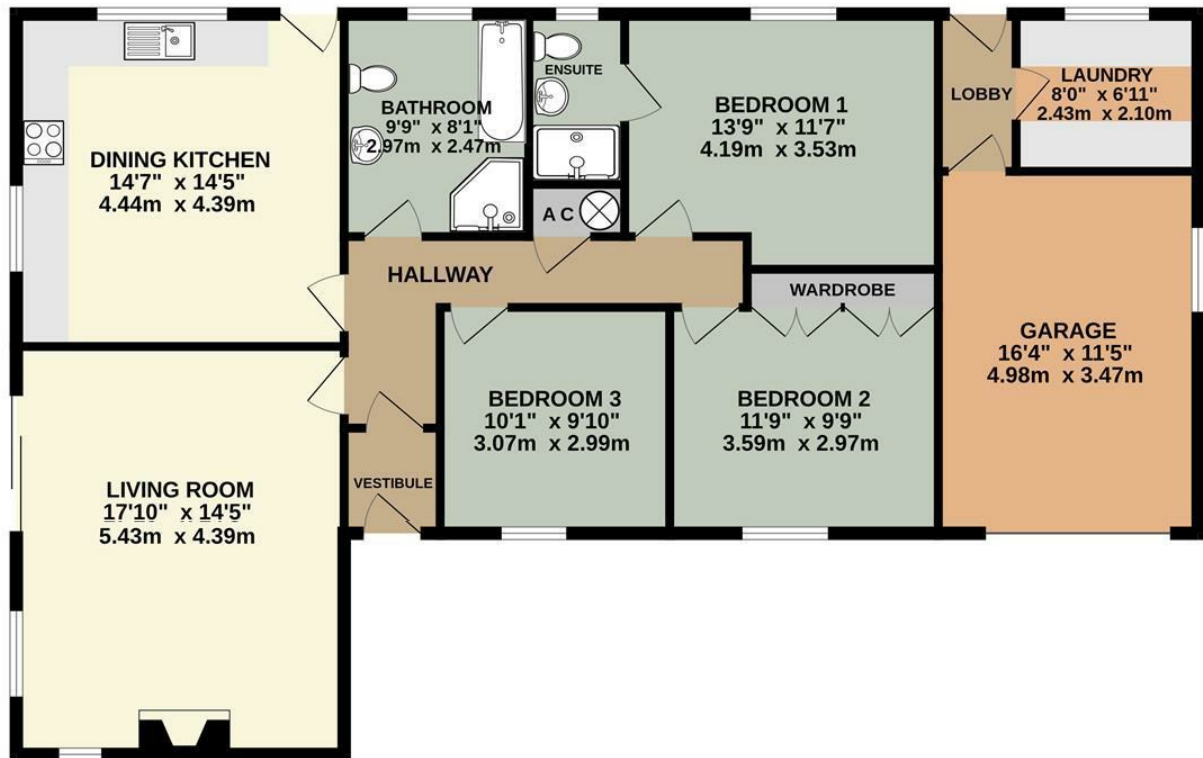
To the western gable of the bungalow is a garden, mainly to grass with shrub borders to three sides and a block paved terrace by the living room patio door.



Across the rear of the bungalow is a strip of lawn with a copper beach hedge and a path.

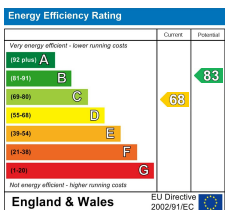


GROUND FLOOR
1308 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.6 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.
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