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9 Huntley Court, Penrith, CA11 8NW



- **Modern Link Detached Bungalow**
- **Desirable Cul-de-Sac Setting with Open Outlook to the Rear**
- **Kitchen, Large Living Room open into Dining Room + Rear Lobby/Office**
- **2 Bedrooms + Shower Room**
- **Low Maintenance Forecourt and Rear Gardens**
- **Off Road Parking + Adjoining Garage**
- **uPVC Double Glazing and Electric Heating**
- **Tenure - Freehold -Council Tax Band - C . EPC - E**

Price £250,000

Tucked away in a quiet cul-de-sac, yet only half a mile from Penrith town centre, 9 Huntley Court is a modern link-detached bungalow on the edge of the development with an open view to the rear across the neighbouring playing fields to the Lakeland Fells in the distance. The property is smartly presented throughout and offer accommodation comprising: Kitchen, Living Room open into the Dining Room, Rear Lobby/Office, 2 Bedrooms and a Shower Room. There is an Off Road Parking Area for 2 cars, an Adjoining Garage, a Forecourt Garden and a low Maintenance Rear Garden. The property also benefits from Double Glazing and Electric Heating

Location

From the centre of Penrith, leave Great Dockray on Castle Hill Road and take the fourth right turn into Holme Riggs Avenue. drive up the rise and then turn left into Huntley Avenue and right into Huntley Court.

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 and electricity are connected to the property. Heating is electric. Gas is available at the property but is not connected.

Tenure

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

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Kitchen 8'11 x 9'10 (2.72m x 3.00m)

Fitted with gloss fronted units and a wood effect work surface incorporating a round stainless steel single drainer sink with mixer tap and a marine board splashback. There is space for a gas or electric cooker, an upright fridge freezer and an undercounter appliance. There are two built in larder cupboards, a serving hatch to the dining area and a door to the;



Living Room 14'9 x 13'1 (4.50m x 3.99m)

An electric flame effect fire is set in a tiled surround. A large uPVC double glazed window to the rear looks out over the garden and to the playing fields beyond. There are two electric radiators, a tv aerial point, a telephone point, a door to an inner lobby and the room is open to the;



Dining Room 10'3 x 10'3 (3.12m x 3.12m)

Having a uPVC double glazed windows to two sides and a door to the;



Rear Porch 7'2 x 8'5 (2.18m x 2.57m)

Having ample space to be used as an office, there is a large built in cupboard to one side gives good hanging and shelf space, a uPVC double glazed window and door open to the rear garden.



Inner Lobby

Having a night storage heater, a ceiling trap to the loft space and doors off to the bedrooms and shower room.

Bedroom One 12'11 x 8'8 (3.94m x 2.64m)

Built in wardrobes along one end gives hanging and shelving space and a built in airing cupboard houses the hot water tank. There is an electric radiator, a TV aerial lead and a uPVC double glazed window to the front.



Bedroom Two 10'5 x 7'5 (3.18m x 2.26m)

Having an electric panel wall heater and uPVC double glazed window to the front.



Shower Room 7'1 max x 6'5 (2.16m max x 1.96m)

Fitted with a toilet, a wash basin and a quadrant shower enclosure with marine board to two sides and a Mira electric over. There is an electric heated towel rail, a wall mounted fan heater and a uPVC double glazed window to the front.



Outside

The forecourt is laid to pebbles with a picket fence around and a driveway gives off road parking for 2 cars and access to the;



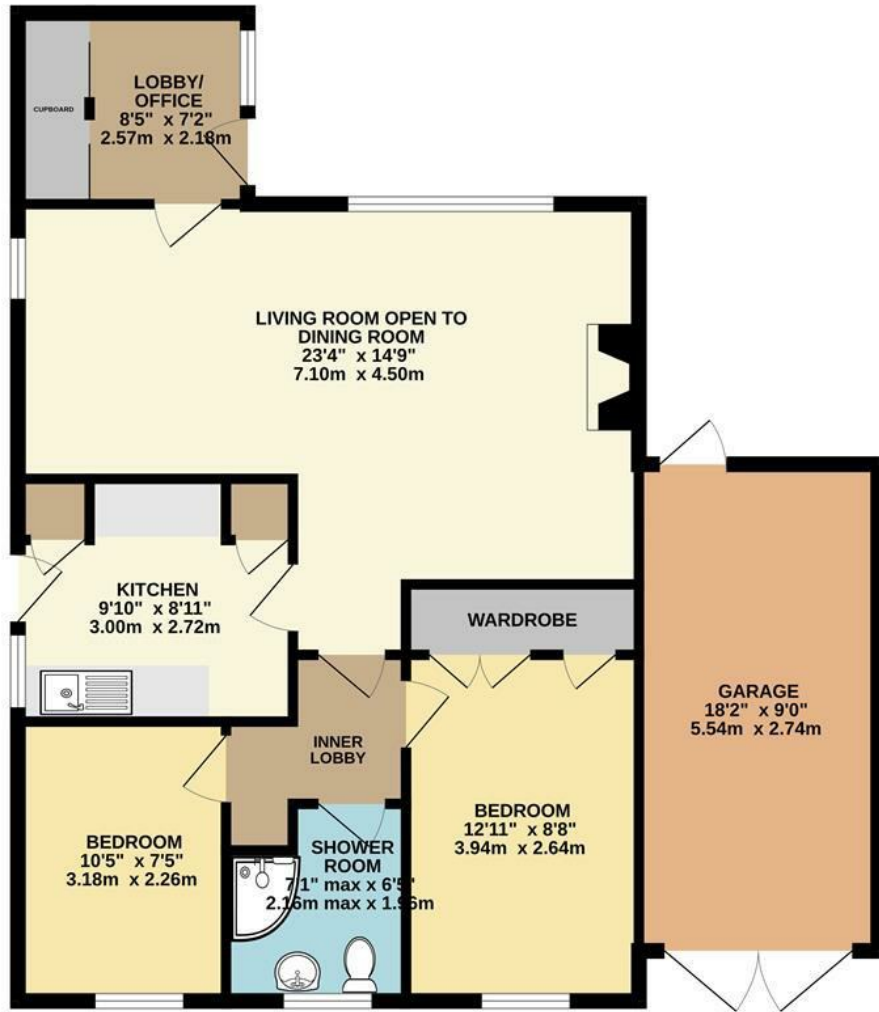
Garage

Having double wooden vehicle doors, light and power and plumbing for a washing machine. A uPVC double glazed door opens to the rear.

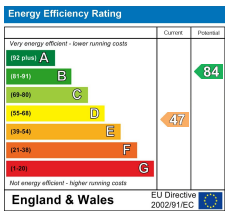
The rear garden is to a mix of pavers and pebbles, interspersed with shrubs and flowers and there is a green house.



GROUND FLOOR



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