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## **22 Fairhill Road, Penrith, CA11 8QZ**



- **Popular Style of Semi Detached Home**
- **Elevated Location with Fabulous Views Across Penrith to the Lakeland Fells**
- **Living Room + Dining Kitchen**
- **2 Double Bedrooms and a First Floor Bathroom**
- **Garden to the Front and Rear**
- **uPVC Double Glazing and Gas Central Heating**
- **In Need of General Updating**
- **Tenure - Freehold. Council Tax Band - B. EPC - Rate E**

**Price £160,000**

Located on the northern edge of Penrith in an elevated position with an exceptional panoramic view over Penrith to the Lakeland fells, 22 Fairhill Road is an ever popular style of semi detached family home with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, 2 Double Bedrooms and a first floor Bathroom. To the front of the house is a sloped garden and to the rear is a yard by the house and steps up to a raised gravelled terrace. The property is in need of general updating and improvement but does have uPVC Double Glazing and Gas Central Heating.

### **Location**

From the centre of Penrith head up Castlegate, cross over the 2 mini roundabouts and drive down Brunswick Road. At the bottom of the hill, keep in the left hand lane and then fork left into Stricklandgate which becomes Scotland Road. Drive up the hill to the White Ox building and turn right, signposted to the Golf Course and Langwathby. Take the first left turn into Inglewood Road and turn right into Fairhill Road, number 22 is 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 Freehold**

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

### **Viewing**

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## **ACCOMMODATION**

### **Entrance**

Through a uPVC door to the;

### **Hall**

Stairs rise to the first floor and there is a single radiator, telephone point and a door to the;

### **Living Room 11'3 x 15'7 (3.43m x 4.75m)**

Having two uPVC double glazed windows to the front with views over Penrith to Blencathra and the Ullswater fells. The ceiling is coved and there is a single radiator, TV point and gas fire with back boiler providing the hot water and central heating. A door leads to the;



### **Kitchen 9' x 18'10 (2.74m x 5.74m)**

Fitted with a range of white fronted units with a marble effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker with cooker hood above and space for an upright fridge freezer and plumbing for a washing machine. There is a single radiator and access to an under store cupboard housing the MCB consumer unit. uPVC double glazed windows face to the side and rear and a uPVC double glazed part glazed door leads out to the rear. The ceiling is coved.



### **First Floor-landing**

A uPVC double glazed window to the half landing faces to the side. There is a ceiling trap giving access to the roof space above and painted wooden doors off.

**Bedroom One 10'1 x 19' max (3.07m x 5.79m max)**

Having two uPVC double glazed windows to the front with views across Penrith to Blencathra and the Ullswater fells. The ceiling is coved and there is a single radiator and a built in airing cupboard housing the hot water tank and shelves.



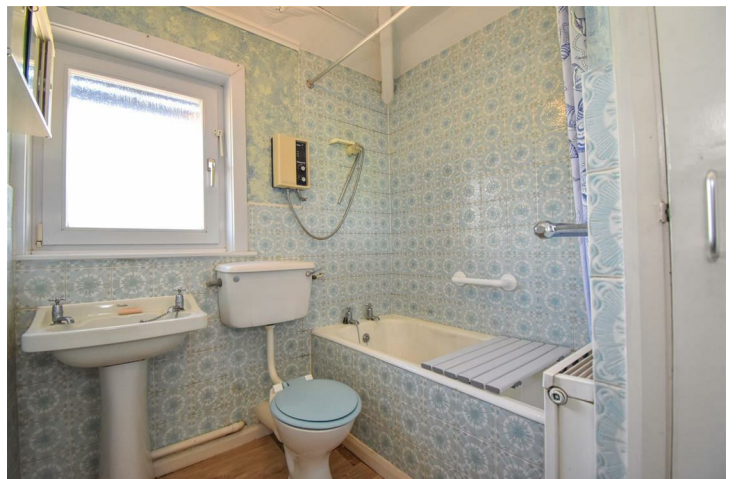
**Bedroom Two 10'5 x 11'1 (3.18m x 3.38m)**

Having a uPVC double glazed window to the rear which overlooks the playing fields and the ceiling is coved.



**Bathroom 7'1 x 6'7 (2.16m x 2.01m)**

Fitted with a white toilet, wash basin and bath with an electric shower over. There is a uPVC double glazed window to the rear, a single radiator and built in store/linen cupboard.



## Outside

The property is approached from the roadside through a wooden gate to steps and a path leading up to the front door. To one side is a garden to lawn with further steps beyond and to the other a low brick retaining wall with gravel seating area with views to Blencathra.



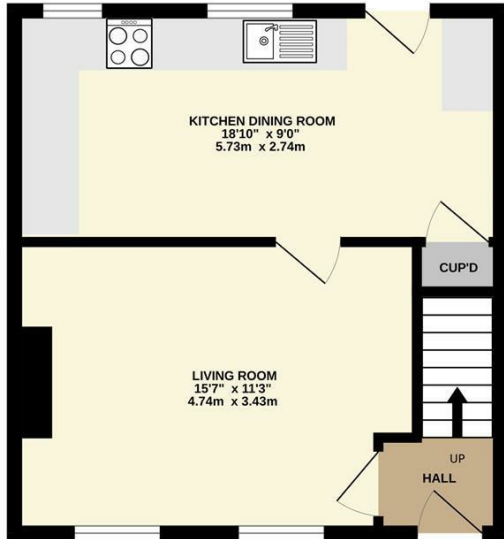
The path extends around the side of the house where there is a garden area to grass and interspersed with shrubs.

To the rear is a small tarmac yard area with outside tap and steps lead up to a gravel seating area with raised beds to the rear boundary.

The rear garden has a lovely open aspect and looks out across the playing fields.



GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

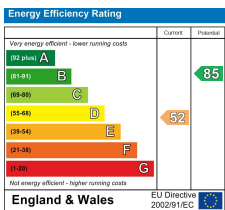


1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

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