

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

136 Pategill Road, Penrith, CA11 8JS



- **End Of Terrace Family Home**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room and Dining Kitchen**
- **3 Bedrooms and Shower Room**
- **Low Maintenance Forecourt Garden and Enclosed Rear Garden**
- **uPVC Double Glazing and Gas Warm Air Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC - D**

Price £175,000

In a convenient location, within a half a mile walk of the town centre, 136 Pategill Road is an ideal family home offering accommodation comprising: Hallway, Living Room, Walk-in-Store Room, Conservatory, Dining Kitchen, 3 Bedrooms and a Shower Room. Outside there is a low maintenance Forecourt Garden and enclosed Rear Garden. unrestricted On Street Parking is available to the front, side and rear. The house also benefits from Gas Warm Air Heating and uPVC Double Glazing.

Location

From the centre of Penrith, head South on King Street and for left at the traffic lights into Roper Street which becomes Carleton Road. Turn right into Pategill Road and follow around the long left hand bend, number 136 is 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. Heating is warm air from a gas boiler.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Stairs lead of to the first floor with a cupboard below and there is a further recessed shelved cupboard. A gas fired warm air boiler provides the hot water and central heating and doors open to the dining kitchen and;

Living Room 11'7 x 14'4 (3.53m x 4.37m)

A gas fire is set in a stone surround with a TV shelf to one side. A door opens to the rear vestibule having a part glazed door to the rear garden and access to a large walk in store and a uPVC double glazed sliding door opens to the conservatory.



Conservatory 6'8 x 10'2 (2.03m x 3.10m)

Being uPVC double glazed frame on a dwarf wall with a polycarbonate roof and having a door to the garden.



Dining Kitchen 12'7 x 11'5 max (3.84m x 3.48m max)

Fitted with pale wood effect fronted units and a granite effect work surface and splashback incorporating a stainless steel single drainer sink with mixer tap. There is space for a slot in gas cooker and there is an integral fridge freezer and washing machine. The floor is tiled and a uPVC double glazed window faces to the front.



First Floor-Landing

A ceiling trap gives access to the loft space and there are two recessed storage cupboards and a recessed airing cupboard with hot water tank.

Bedroom One 13'8 x 8'8 (4.17m x 2.64m)

Having a recessed wardrobe with hanging and shelving. There are two wall light points, a TV aerial lead and uPVC double glazed window to the rear.



Bedroom Two 8'7 x 8'8 (2.62m x 2.64m)

There is a recessed wardrobe with hanging and shelf space, a TV point and a uPVC double glazed window to the front.



Bedroom Three 7'5 x 8'10 (2.26m x 2.69m)

There is a TV point, and a uPVC double glazed window to the rear.



Shower Room 5'6 x 8'9 (1.68m x 2.67m)

Fitted with Heritage toilet and wash basin set in a vanity unit with concealed cistern and storage cupboards. A large shower enclosure has marine boards to three sides and a Mira electric shower. A uPVC double glazed window faces to the front.



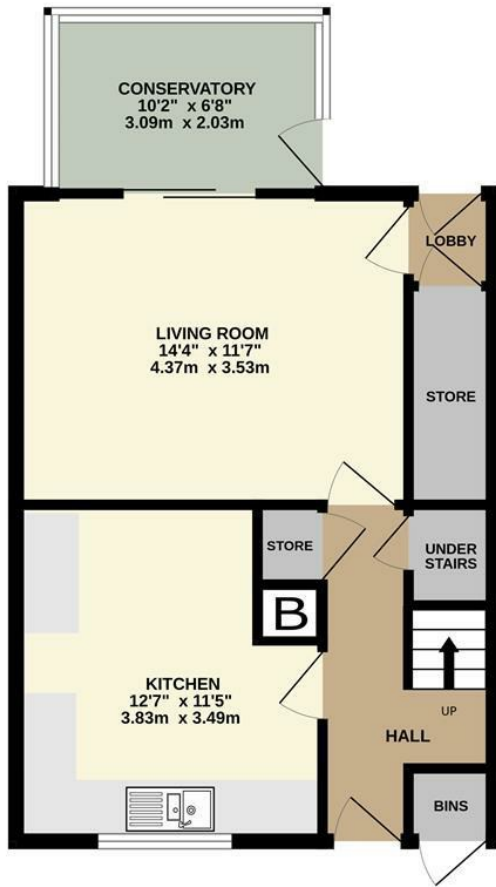
Outside

To the front of the house is a slate chipped forecourt with low brick wall around and a block paved path to the front door.

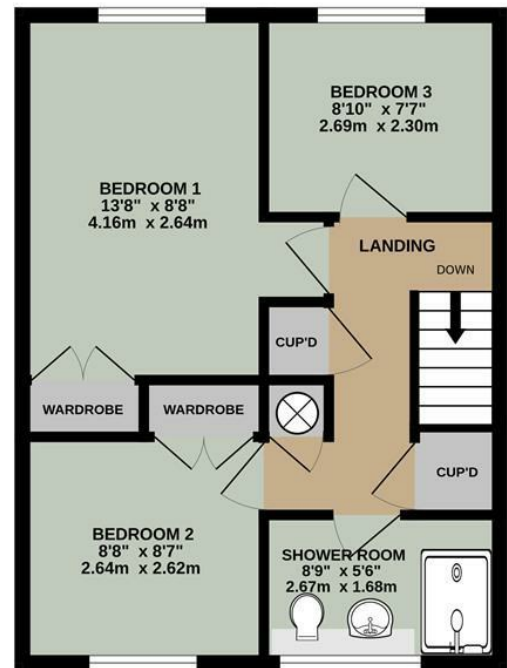
To the rear is an enclosed garden, mainly to flags with a bed to one side, a slate chipped area and a wooden garden shed.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

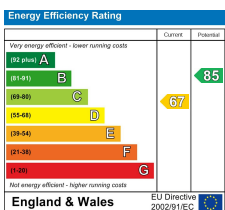


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 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 ©2024



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 whatever 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

