

**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 £170,000

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.



Referral Fee

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

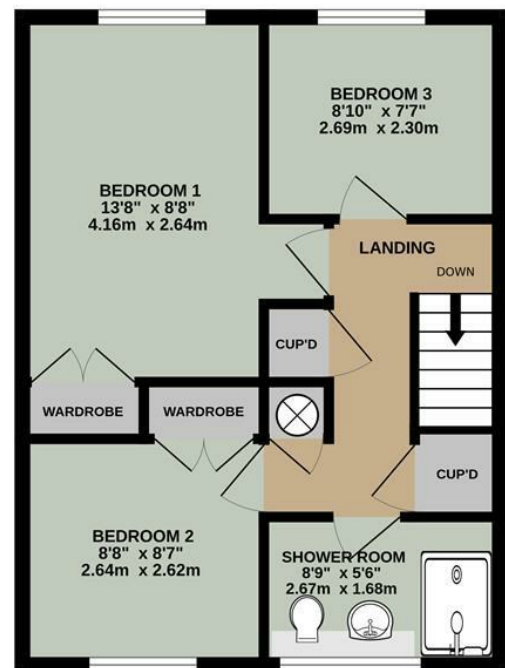
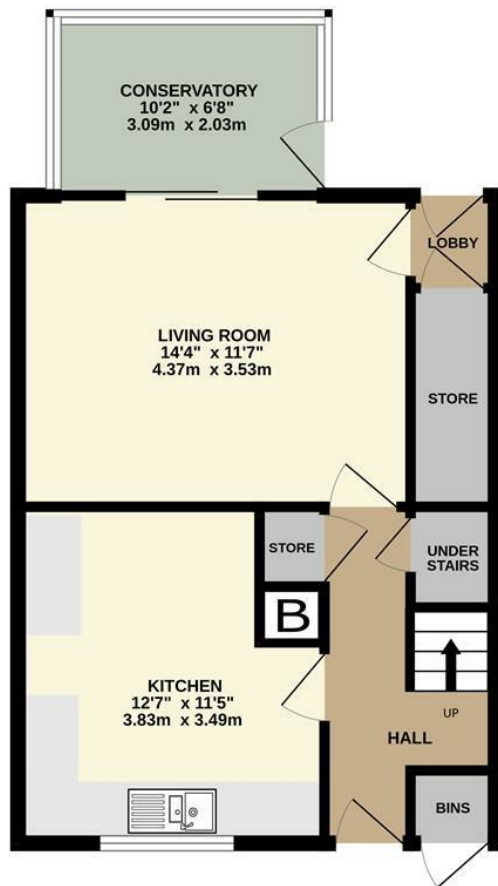
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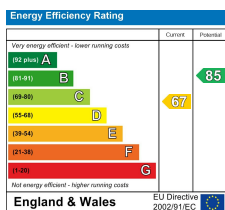
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1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



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