

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

10 Netherend Road, Penrith, CA11 8PF



- **Link Detached Bungalow at the Head of a Peaceful Cul-de-Sac**
- **Corner Plot with Views Across Penrith to Beacon Edge**
- **Living Room + Kitchen**
- **2 Bedrooms and Shower/Wet Room**
- **Adjoining Garage/Workshop + Garden Room**
- **Off Road Parking Space**
- **Attractive Enclosed Rear Garden with Views to Beacon Edge**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Price £250,000

Tucked away at the head of a peaceful cul-de-sac, yet within a short walk from Penrith town centre, 10 Netherend Road is a link detached bungalow with well presented accommodation comprising; Hallway, Living Room, Kitchen, 2 Double Bedrooms and a Shower/Wet Room. Adjoining the bungalow is a Garage/Workshop which also links the bungalow to a Garden Room. Outside there is a low maintenance garden to the front and an enclosed Rear Garden which enjoys the afternoon and evening sun as well as an outlook across Penrith to Beacon Edge. The property also benefits from uPVC Double Glazing and Gas Central Heating from a Condensing Boiler.

Location

From the centre of Penrith, leave Great Dockray on Castle Hill Road, drive beyond Sainsbury's and turn right into Mayburgh Avenue. Take the first left into Netherend Road and then turn right into the cul-de-sac. Number 10 is at the top 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.

Tenure Freehold

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

Referral Fees

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 :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door with double glazed side window to the;

Hall

Having a single radiator and a ceiling trap with drop-down ladder to the insulated and part boarded roof space with light and power point.

Living Room 16' 3 x 11'1 (4.88m 0.91m x 3.38m)

A living flame gas fire is set in a marble and stone surround. There is a single radiator, a TV point, a satellite lead and a telephone point. A large uPVC double glazed window to the front looks across the cul-de-sac to the Pennines and Cross Fell.



Kitchen 10' x 7'8 (3.05m x 2.34m)

Fitted with a range of oak effect shaker style units and a pale stone chip effect worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven and ceramic hob with cooker hood, an integral fridge and dishwasher and one of the corner units has carousel shelves. One of the units houses a Baxi gas fired condensing combi boiler providing the hot water and central heating as well as a single radiator. The flooring is tiled. The ceiling has recessed downlights and there is a small serving hatch into the living room. A uPVC double glazed window to the rear looks out onto the garden and the door opens into the garage.



Bedroom One 11'11 x 9'4 (3.63m x 2.84m)

A built-in wardrobe with doors has hanging and shelf space. There is a double radiator and a uPVC double glazed window looks onto the rear garden.

**Bedroom Two 13'4 x 9'5 (4.06m x 2.87m)**

Currently used as a second sitting room/office. There is a single radiator and a uPVC double glazed window to the front looks out across the cul-de-sac to the Pennines and Cross Fell.

**Shower/Wet Room 5'4 x 6'4 (1.63m x 1.93m)**

Having moulded flooring with a drain point and a mains fed shower over. There is a wall mounted wash basin and a toilet. The walls are fully tiled and there is a single radiator, an extractor fan and a uPVC double glazed window to the rear.

**Garage 16' 9 x 11'11 max (4.88m 2.74m x 3.63m max)**

Having an automatic up and over door light and power points. Part of the floor is currently raised which would need to be removed to be used to store a car. There is a uPVC pedestrian door to the front and rear and the door to the;

Garden Room 10'2 x 7'4 (3.10m x 2.24m)

Having uPVC double glazed windows to two sides and a door opening to the rear. The roof is polycarbonate and the flooring is carpeted.



Outside

There is a block paved off-road parking space and a flagged forecourt with shrub borders.



To the rear of the bungalow is an enclosed garden area laid mainly to flags with well stocked and flowering borders.

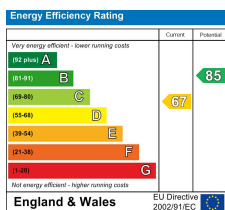
The garden enjoys a high level of direct sunlight as well as a view across Penrith towards Beacon edge



GROUND FLOOR



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