



2 Petteril Road, Penrith – CA11 9HD

Guide Price **£235,000**

PFK

2 Petteril Road

Penrith, Penrith

Nestled within a desirable and convenient location, this excellent 3-bedroom link semi-detached home offers extended accommodation ideal for modern family living. Boasting a versatile sunroom and a super utility room, this property exudes functionality and would lend itself to a range of buyers. The interior showcases a convenient layout with three bedrooms, family bathroom and storage to the first floor with the ground floor presenting a well-equipped kitchen leading to the sun room which overlooks the good-sized rear garden, perfect for outdoor entertaining and family gatherings. Furthermore, the spacious utility proves practical and the rear study/games room is a useful space. A large garage and driveway parking ensure convenience and practicality, catering to your vehicle and storage needs.

Externally, the low-level wall to the front of the property encases a graveled front garden, complemented by driveway parking for. The rear garden boasts a generous block-paved patio area, ideal for alfresco dining and relaxing outdoors. Descend two steps to a further garden space adorned with artificial grass and privacy fencing, creating a great area for outdoor activities.

Location

Petteril Road sits within a desirable and convenient location, in a sought after area of the town. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.





ACCOMMODATION

Entrance Hall

uPVC front door leads into the entrance hall, with stairs to the first floor and door into the living room. Laminate floor covering and radiator fitted.

Living Room / Dining Room

24' 8" x 7' 7" (7.51m x 2.32m)

A bright and spacious dual aspect room with wood-effect laminate flooring running the room. With a dining area to one end of the room, complete with window into the sun room, and living room to the other, with large picture window to the front aspect, this is a lovely family room. Door into the kitchen and radiators fitted.

Kitchen

10' 2" x 6' 11" (3.10m x 2.12m)

Comprising a range of wall and base units, topped in a complementary work surface and attractive tiled splashbacks. Integrated appliances oven, electric hob with extractor fan over. There is a stainless steel sink with drainer and mixer taps fitted and under unit lighting offers ambient lighting. An excellent pantry cupboard houses the consumer unit and provides storage. Vinyl flooring. Doors lead to the living room and sun room.

Sun Room

8' 5" x 13' 9" (2.57m x 4.20m)

Forming part of an extension to the property, this versatile space is currently utilised as both an extra reception room and office. uPVC windows overlook the garden and door leads out to the upper level block paved patio. Further door to the utility.





Utility Room

16' 2" x 7' 10" (4.92m x 2.40m)

An excellent spacious room, comprising a range of base units and topped in a complementary worksurface with space beneath for a washing machine, tumble dryer and dishwasher, along with an American style fridge/freezer. Doors to the study/games room and garage. Vinyl flooring and radiator fitted.

Study/Games Room

5' 7" x 7' 6" (1.70m x 2.29m)

Currently a super games room. Flexible as to its use.

Landing

With side aspect window and doors leading to three bedrooms, bathroom and an over stairs cupboard, with the latter housing the wall-mounted boiler and providing excellent storage.

Bathroom

5' 8" x 6' 1" (1.72m x 1.85m)

Comprising of a three-piece suite, including a WC, basing and bath with electric shower over. Tiling around the bath and basin, heated towel rail and obscure glazed window to the rear aspect. Vinyl flooring.

Bedroom 1

11' 6" x 8' 6" (3.50m x 2.58m)

A spacious rear aspect principal bedroom with fitted wardrobes. Carpet and radiator fitted.

Bedroom 2

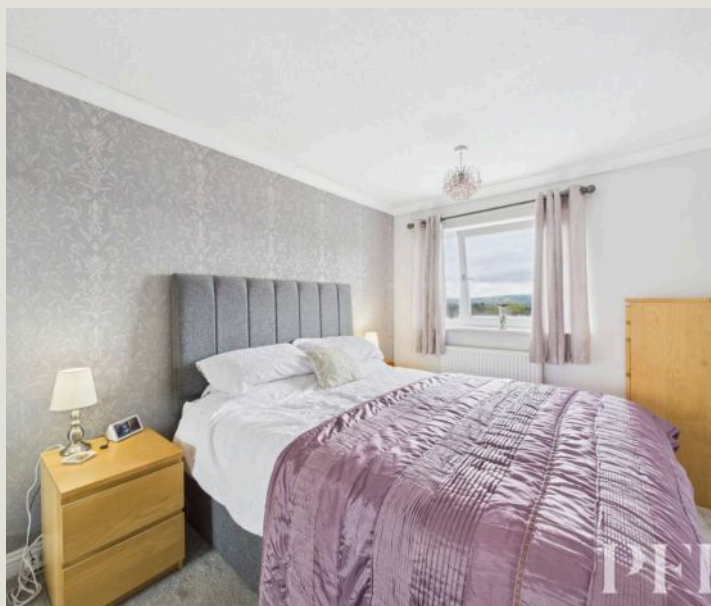
10' 9" x 6' 9" (3.28m x 2.07m)

Front aspect bedroom. Carpet and radiator fitted.

Bedroom 3

6' 11" x 7' 9" (2.10m x 2.36m)

A front aspect single bedroom. Carpet and radiator fitted.



FRONT GARDEN

With driveway parking for 1-2 vehicles and low level wall encasing a graveled front garden.

REAR GARDEN

To the rear of the property is a good-sized block paved patio providing ample space for seating. Two steps down lead to a further garden area, with artificial grass laid and privacy fencing erected.

Garage

At 8.04m in length and 2.19m in width, this is a large garage in length. With manual up and over door and pedestrian door into the utility. Electric fitted.

Driveway

Driveway parking for 1 to 2 vehicles.

EPC Rating - C

Council Tax Band - C

Tenure - Freehold





ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

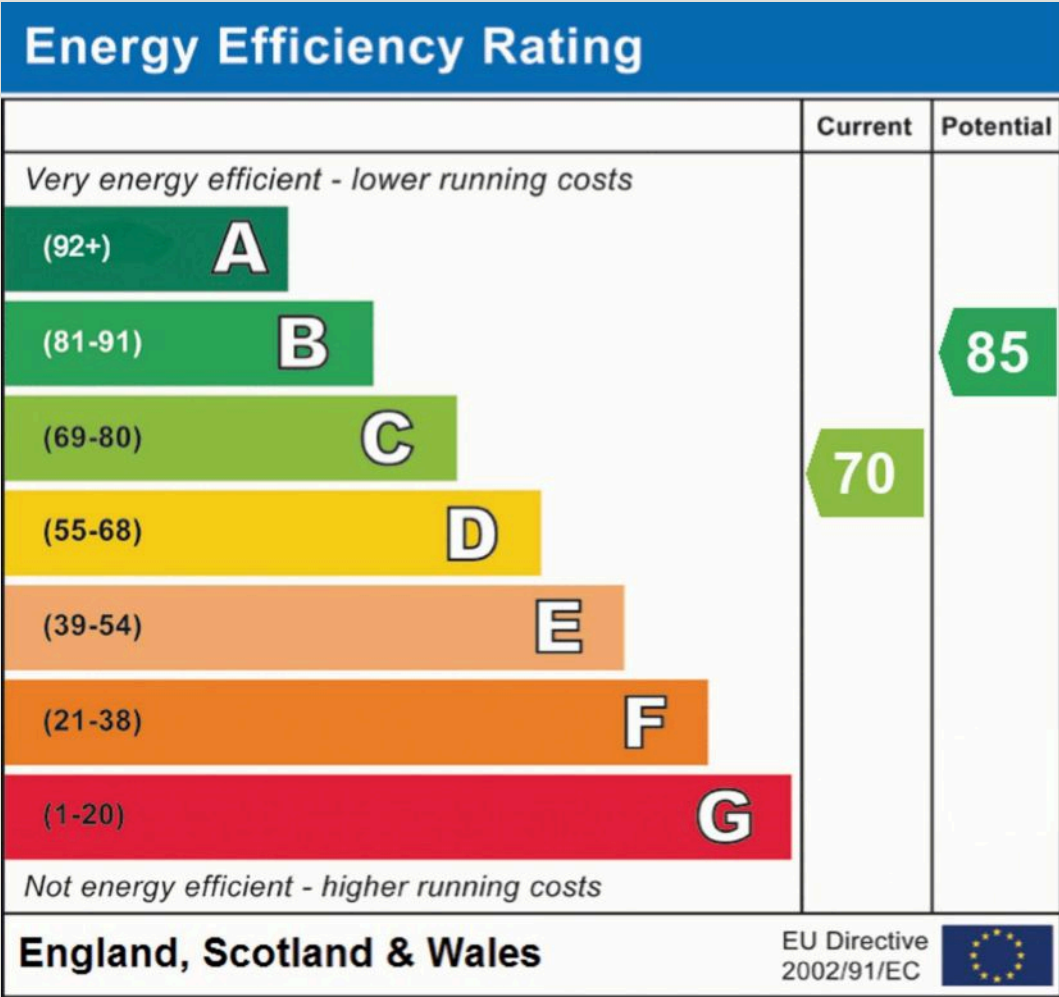
Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

From the centre of Penrith head past the former Co-op in Burrowgate and the bus station in Sandgate and then turn left at the first mini-roundabout into Meeting House Lane. Continue straight across the next mini-roundabout (at the foot of Wordsworth Street), and past the right turns into Croft Avenue, Graham Street and Field House Gardens. Take the next turning to the right into Macadam Way and take the third left turn onto Petteril Road, and the property is on the left hand side..







PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

