



9 Newton Road, Penrith – CA11 9ED

Guide Price £200,000

PFK

The Property

Located in an up and coming residential area, this semi-detached property at 9 Newton Road offers spacious accommodation and fantastic potential for modernisation.

The ground floor features an inviting entrance hallway with convenient understairs storage. The generously sized lounge benefits from dual aspect windows to the front and rear, allowing in plenty of natural light and offering space for a dining table, with a good sized kitchen/diner providing ample room for everyday family living. To the first floor, there are three well proportioned bedrooms and a three piece family bathroom, offering flexible living for a growing family or professional couple.

Externally, the property boasts an enclosed front garden with lawn and flower beds, and to the rear, a larger garden provides a lovely outdoor space with a patio area, lawn, garden shed, and a traditional stone outhouse. While parking is currently on street, there is potential – subject to the necessary consents – to create an offstreet parking area at the front.

This home is now ready for modernisation and offers an excellent opportunity to create a stylish and comfortable residence in a well connected area of Penrith.





The Location

The Castletown area of Penrith, has always been a sought after location for younger or first time buyers and indeed for those seeking an investment in the "buy-to-let" market. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day to day facilities is also easily accessible as is motorway access at Junction 40.

Council Tax band: B

Tenure: Freehold

EPC rating D

Directions

From Penrith town centre head up Castlegate to the mini roundabouts, take the 2nd exit at the first roundabout and the first exit over the bridge at the second roundabout. Follow the B5288 heading towards Gilwilly industrial Estate and 9 Newton Road can be found on the left hand side. A For Sale Board has been erected for identification purposes.



ACCOMMODATION

Entrance Hall

Accessed via part glazed wood front door. Stairs to first floor with understairs storage cupboard, cloaks area, radiator, front aspect window and door to the lounge.

Lounge

16' 11" x 11' 5" (5.15m x 3.48m)

A bright and spacious dual aspect reception room with wall mounted electric fire, radiator and built in storage cupboards.

Kitchen/Diner

12' 5" x 10' 10" (3.78m x 3.31m)

Fitted with a good range of wall and base units with complementary work surfacing and splashbacks, incorporating stainless steel sink and drainer unit. Freestanding electric cooker, space for fridge freezer and plumbing for under counter washing machine. Space for dining table and chairs, radiator, dual aspect windows and door out to the rear garden.

FIRST FLOOR LANDING

With loft access hatch, front aspect window and doors to the first floor rooms.

Bedroom 3

13' 0" x 6' 6" (3.95m x 1.97m)

A front aspect single bedroom with radiator.



Bedroom 1

12' 4" x 10' 2" (3.75m x 3.09m)

A rear aspect double bedroom with radiator.

Bedroom 2

11' 6" x 6' 6" (3.51m x 1.97m)

A rear aspect single bedroom with radiator.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over, WC and pedestal wash hand basin. Large airing cupboard, radiator and obscured side aspect window.

ADDITIONAL INFORMATION**Services**

Mains electricity, gas, water & drainage. Gas fired central heating and 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 : Naphthens 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.





FRONT GARDEN

To the front of the property, iron railings lead into an enclosed front garden, mainly laid to lawn with well maintained flower beds, a footpath leading to the front door and side access leading to the rear.

REAR GARDEN

The rear garden is mainly laid to lawn with paved patio and flower beds, wooden shed and stone outhouse.

ON STREET

2 Parking Spaces

While on street parking is currently available, there is potential, subject to permissions, to create an offroad parking area to the front of the property.





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Approximate total area¹⁸

765.97 ft²71,16 m²

Reduced headroom

2.05 ft²

(1) Excluding balconies and terraces

Reduced Headaches

Below 5 ft/1.5 m

Calculations are based on RICS IPMS 3C standard.

DRAFFE 360

Current	Potential
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Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

59

83

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC





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