



2 Helvellyn Court, Penrith – CA11 8PZ

Guide Price £240,000

PFK

2 Helvellyn Court

Penrith, Penrith

A fabulous opportunity to acquire a beautifully presented three-bedroom semi-detached house in a sought-after location. This well-maintained home boasts attractive front garden leading to the entrance. Upon entering, one is greeted by a spacious and light-filled hall which opens up into the dining area and kitchen. The utility is conveniently positioned, and is ideal for modern family living. The kitchen offers ample storage space and overlooks the low maintenance rear garden, ideal for outdoor dining or a morning coffee. An additional pedestrian door granting access outside as does the patio doors which lead from the good-sized living room.

Upstairs, the property comprises three well-proportioned bedrooms, two with integral wardrobe facilities and a contemporary bathroom completes the first floor.

Externally, this delightful property offers a well-maintained front garden enhancing the property's kerb appeal and providing a delightful area to sit out and relax. The rear of the property features an attractive patio garden, providing an idyllic setting for outdoor activities. The single detached garage offers further parking options or a secure storage space for bikes, tools, or garden equipment.

With a blend of indoor comfort and outdoor tranquility, this property presents a rare opportunity to own an excellent home in a convenient location. Contact us today to arrange a viewing and secure your chance to live in this inviting property.





2 Helvellyn Court

Penrith, Penrith

Helvellyn Court is located in a popular residential area of Penrith. 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, and the Lake District National Park is also within easy driving distance.

- Fabulous three bed semi-detached home
- Well-maintained and presented throughout
- Attractive front garden and low maintenance rear garden
- Well-proportioned accommodation
- Single detached garage
- Convenient location for local amenities
- Council Tax Band C
- Tenure - Freehold
- EPC rating - C



ACCOMODATION

Front Hall

With patio doors off the front garden, this light filled area is a delightful entrance. With side aspect window and Velux, an opening takes you into the dining area whilst a door leads to the utility. Radiator.

Utility

6' 3" x 7' 3" (1.90m x 2.22m)

A very useful room with cloaks area, open shelving and cupboards. Space for a washing machine sits beneath the complementary worktop with space for a tumble dryer above. Front aspect window, radiator and tiled flooring.

Dining Area

10' 10" x 10' 7" (3.30m x 3.22m)

Forming part of the open plan layout is this well-placed dining area. With ample space for dining furniture and opening up into the kitchen, there are stairs leading to the first floor accommodation and a door with glazed panel leading to the living room.

Kitchen

9' 3" x 10' 10" (2.83m x 3.29m)

A bright rear aspect room with a lovely mix of wall and base units, some with glass panel fronts, and topped in a complementary worksurface and tile splash backs. A 1.5 stainless steel sink with drainer and mixer tap sits beneath the window and there is space for a tall fridge freezer and Belling range with extractor fan above. A deep set shelves pantry cupboard provides additional storage and a part glazed door leads to the rear patio.

Living Room

20' 8" x 10' 2" (6.30m x 3.11m)

A spacious room complete with patio doors leading out into the raised patio garden. A beautiful fireplace houses a stylish electric fire. Carpet and radiator fitted.



Landing

Open staircase leads to the first floor where the landing provides access to the useful boiler cupboard, with wall-mounted boiler and shelving. Further doors lead to three bedrooms and the bathroom. A loft hatch is accessible and carpet and radiator fitted.

Bedroom 1

10' 0" x 11' 9" (3.05m x 3.59m)

A lovely front aspect bedroom, complete with two doors granting access to integral wardrobe space. Carpet and radiator fitted.

Bedroom 2

8' 4" x 11' 9" (2.54m x 3.59m)

A delightful rear aspect bedroom with sliding doors fronting the integral wardrobes. Wood effect flooring and radiator fitted.

Bedroom 3

6' 11" x 9' 5" (2.10m x 2.88m)

Currently used as a dressing room however offering space to be a comfortable single bedroom this front aspect room has an upper cupboard above the stair bulk head, making for extra storage/wardrobe space. Carpet and radiator fitted.

Shower Room

A recently fitted bathroom suite comprising a fully paneled shower cubicle, with mains connected shower, a WC and basin upon a vanity unit, complete with cupboards and open shelving. Heated towel rail and extractor fan. Wall mounted, light up mirror. Obscured glazed rear aspect window.

Garage

16' 11" x 8' 4" (5.16m x 2.55m)

A single garage with manual up and over door. Electrics fitted.





FRONT GARDEN

A recently fitted secure fence with pedestrian gate borders this attractive front garden. With a raised level comprising gravelled areas and flower bed border with a flagged pathway and steps leading to the lower patio garden. Outdoor tap fitted.

REAR GARDEN

Set over two levels, the ground floor provides access to the single garage and patio area, currently used as an excellent clothes drying spot. Stairs lead to the upper level where there is a continuation of the patio garden offering ample space for storage and seats for enjoying the elevated position. Outdoor tap fitted.

On street

On street parking to the front of the property. To the rear there is a single detached garage.



ADDITIONAL INFORMATION

Services

Mains connected water, drainage, electricity and gas. Double glazed windows. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

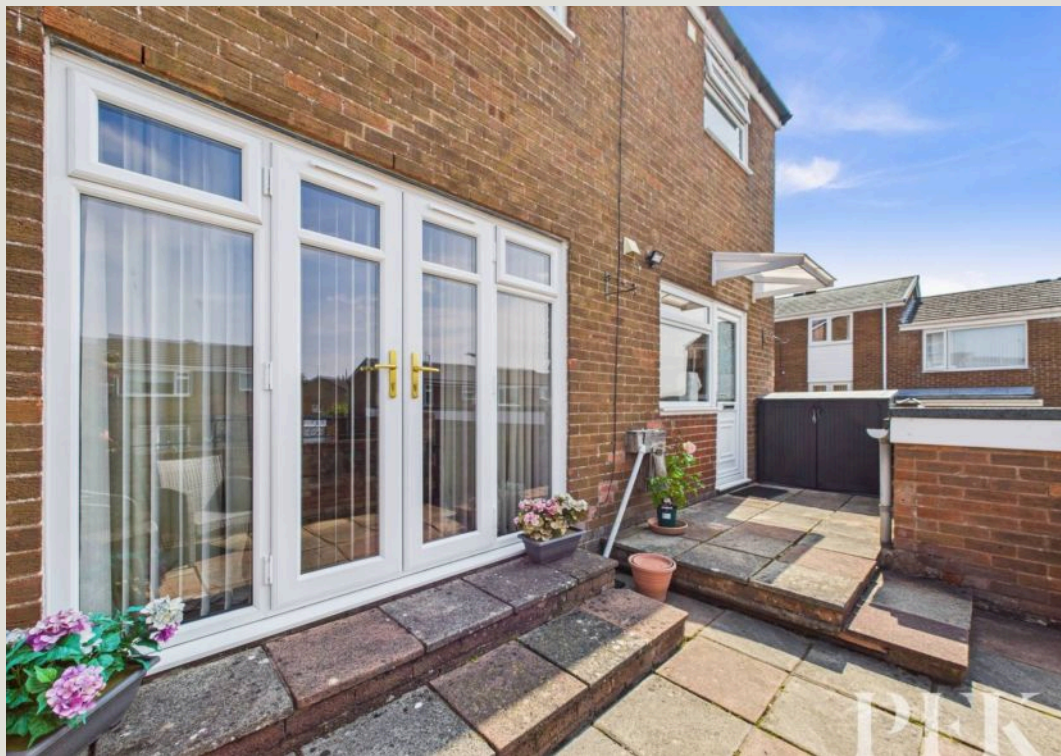
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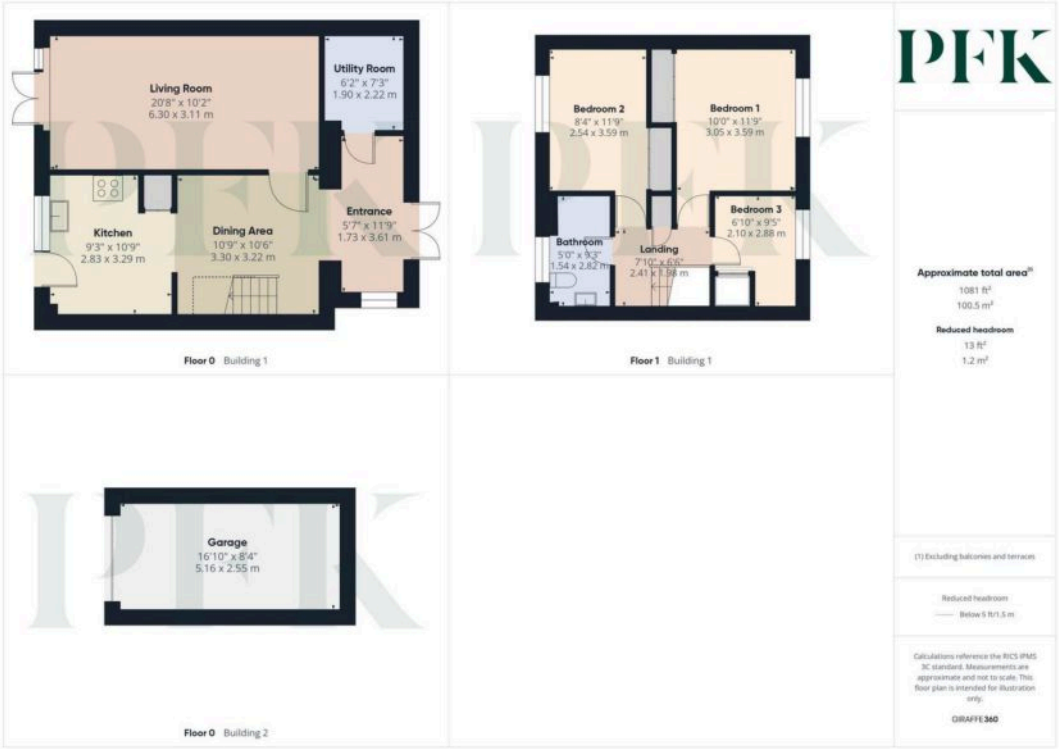
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Directions

What3Words - [///nametag.upstarts.plant](https://www.what3words.com/#!/nametag.upstarts.plant) From the center of Penrith along Middlegate, take the road to the right which leads you onto Cromwell Road through Castlegate. Take the first left at the mini-roundabout and follow Ullswater Road until you reach the next roundabout. Take the first exit and next left onto Clifford Road then take the third left along this road, continue ahead and the property is a short distance along on the left.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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