



50 Willow Close, Penrith, CA11 8TH

Guide Price **£245,000**

PFK

50 Willow Close

The Property:

Welcome to 50 Willow Close, a two bedroom semi detached bungalow in a popular residential area not far from the town centre, ready to be snapped up, and with no onward chain.

The property is positioned with a southerly rear aspect in a quiet corner plot of a cul-de-sac, offering driveway parking and a detached garage, but also just a short walk through the pedestrian cut leads you onto Oak Road for the convenient bus stop, or a 20-25 minute stroll into town.

The gardens are low maintenance to the front side and rear, with the added convenience of ramped access up to the back door and the three tiled steps that lead up to the front door are in a sheltered recess and have hand rails on both sides. The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and a modern shower room with large walk in shower cubicle.

- Semi detached bungalow in a popular residential location, close to the town centre
- Quiet cul-de-sac location with lovely fell views to the front
- Driveway parking, detached garage plus easily maintained front, side and rear gardens
- Council Tax - Band C
- EPC - D
- Tenure - Freehold





50 Willow Close

Location & directions:

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

Directions

50 Willow Close can be located with the postcode CA11 8TH and identified by a PFK For Sale board. Alternatively by using What3Words: [///later.presuming.forget](#)



ACCOMMODATION

Entrance

Hallway

Lounge

16' 4" x 11' 0" (4.98m x 3.35m)

Kitchen

11' 0" x 9' 5" (3.35m x 2.88m)

Bedroom 1

13' 9" x 9' 1" (4.18m x 2.77m)

Shower Room

6' 6" x 5' 8" (1.99m x 1.73m)

Bedroom 2

9' 1" x 8' 11" (2.76m x 2.73m)

EXTERNALLY

Garden

The property has low maintenance gardens, with a lawned area to the front, a raised bed to the side with private seating area and storage for bins, then steps leading up to the rear lawn and an adjacent decked ramp round to the back door.

Driveway

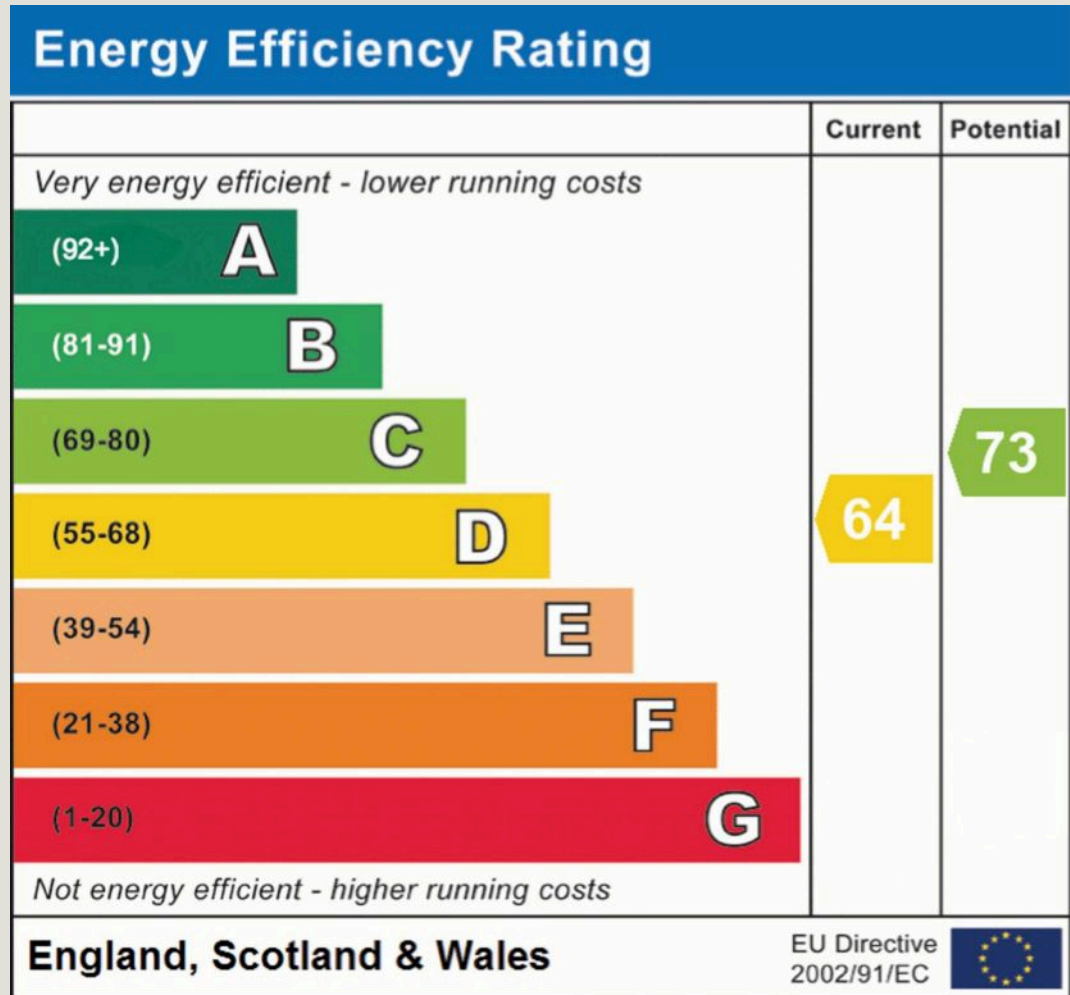
2 Parking Spaces

Garage

Single Garage







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 : 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

