



27 Salkeld Road, Penrith, CA11 8RA

£1,200 Per month





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Penrith, CA11 8RA

- Three bedroom semi-detached family home extending to approximately 83 sq m (893 sq ft)
- Generous lounge diner (13'0" x 19'4") with feature gas fire
- Beautifully refitted family bathroom with rainfall shower, marble-effect tiling, and Velux skylight
- Rear conservatory providing additional flexible living space
- Direct rear access to a popular local park
- Elevated position on Salkeld Road with far-reaching views across Penrith and the Cumbrian fells
- Fitted kitchen with oak units, dark worktops, integrated oven and hob, and tiled floor
- Three well-proportioned bedrooms, two of which enjoy stunning open fell views
- Generous wraparound flagged patio perfect for outdoor entertaining
- Excellent transport links with M6 (J40) and Penrith railway station both conveniently accessible

*** AVAILABLE TO LET IMMEDIATELY*** An attractive three bedroom semi-detached home occupying an elevated position on Salkeld Road, Penrith. The property is approached via a private pathway set back from the road, offering a pleasing sense of arrival and privacy. Internally the home extends to approximately 83 sq m (893 sq ft) across two well-proportioned floors, providing comfortable family accommodation throughout. The property benefits from central heating, double glazing, and a recently refitted bathroom, and is well presented in a neutral decorative scheme throughout. With far-reaching views across the town and fells visible from multiple rooms, and a popular park situated immediately behind the property, this is a highly desirable home in a sought-after residential location.

Directions

What3words location: ///tadpoles.hounded.bagpipes



GROUND FLOOR

The ground floor is entered via a welcoming entrance hallway with staircase rising to the first floor. The spacious lounge diner (3.95m x 5.90m / 13'0" x 19'4") forms the heart of the ground floor and provides generous reception space with a feature gas fire, making it an ideal family living and dining area. The well-equipped kitchen (2.61m x 2.93m / 8'7" x 9'7") is fitted with a range of light oak wall and base units with contrasting dark worktops, an integrated electric hob and oven, stainless steel sink, and tiled floor. A rear door leads from the kitchen to the conservatory and patio area. The compact conservatory (1.89m x 1.59m / 6'2" x 5'3") offers a pleasant transitional space between the house and the rear garden.

Lounge Diner	12'11" x 19'4" (3.95 x 5.90)
Kitchen	8'6" x 9'7" (2.61 x 2.93)
Entrance Hall	
Conservatory	6'2" x 5'2" (1.89 x 1.59)



FIRST FLOOR

The first floor provides three bedrooms and a family bathroom. The principal bedroom (3.27m x 3.36m / 10'9" x 11'0") is a comfortable double room enjoying elevated views across the town and towards the fells. Bedroom two (4.33m x 2.43m / 14'2" x 8'0") is also a well-sized double and benefits from a pleasant garden outlook. Bedroom three (3.33m x 2.36m / 10'11" x 7'9") is a good-sized single, ideal as a child's room, home office, or nursery, and also enjoys open fell views. The family bathroom (2.32m x 2.31m / 7'7" x 7'7") has been refitted to a high standard, featuring a bath with overhead rainfall shower and marble-effect tiling, pedestal wash hand basin, WC, and a Velux skylight flooding the space with natural light.

Principal Bedroom 10'8" x 11'0" (3.27 x 3.36)

Bedroom Two 14'2" x 7'11" (4.33 x 2.43)

Bedroom Three 10'11" x 7'8" (3.33 x 2.36)

Bathroom 7'7" x 7'6" (2.32 x 2.31)

Landing

Outside

The property enjoys an excellent outdoor space. To the front, a paved pathway leads from Salkeld Road up to the property, flanked by established hedging and mature planting. There is a lawned front garden area. To the rear and side, a generous flagged patio area wraps around the property, providing an excellent space for outdoor dining and entertaining, with outstanding open views across Penrith and the surrounding Cumbrian fells. The rear of the property also benefits from direct access to a popular local park, making this an ideal home for families or those enjoying an active outdoor lifestyle. Timber fencing defines the boundary.





Location

27 Salkeld Road is situated in a well-regarded residential area on the northern fringe of Penrith town centre. Penrith is a vibrant market town in Westmorland and Furness, offering a wide range of independent shops, supermarkets, restaurants, schools, and leisure facilities. The town enjoys excellent road and rail connections, with the M6 motorway (J40) and Penrith railway station both within easy reach, providing fast links to Carlisle, the Lake District, and the wider north of England. The property sits in an elevated position, affording superb panoramic views across the town and towards the North Pennines and Eden Valley fells — a truly outstanding natural setting.

Services

The following mains services are understood to be connected to the property. Prospective tenants should satisfy themselves as to the availability and adequacy of all services prior to taking occupation. Mains water supply, Mains electricity, Mains gas (central heating and gas fire), Mains drainage and sewerage, Telephone line (connection subject to tenant's arrangement), Broadband connectivity available (provider and speeds subject to individual contract).

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

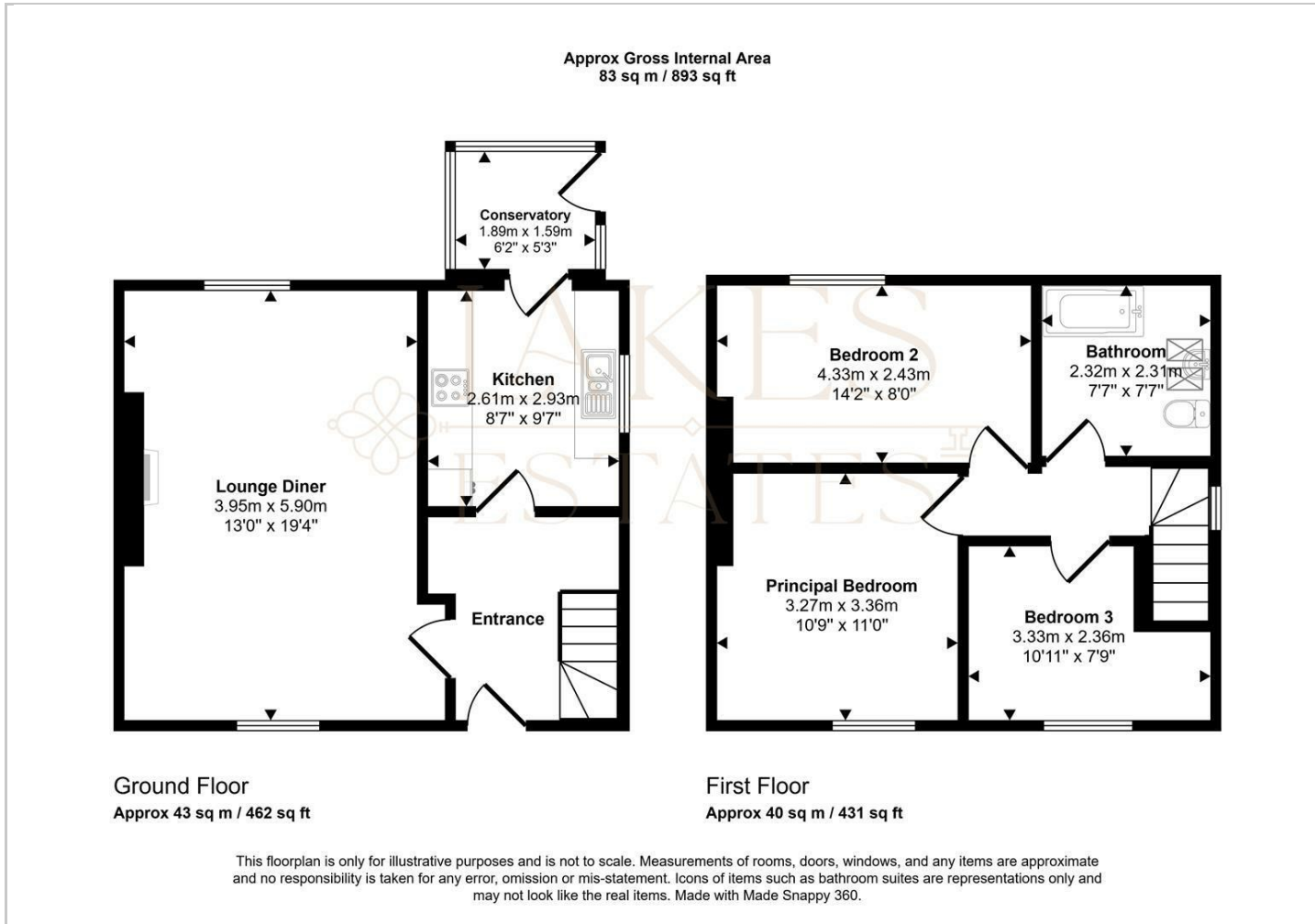
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

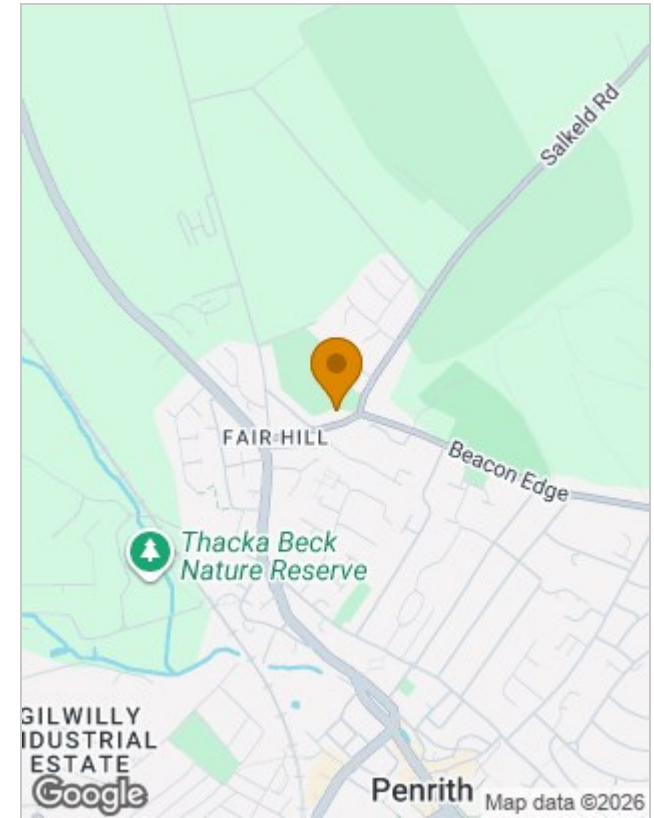
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

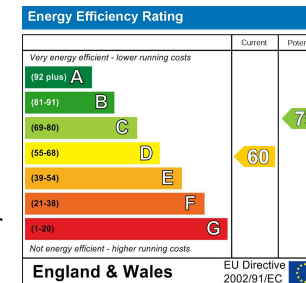
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.