



## Penrith

£265,000

11 Centurion Rise, Penrith, Cumbria, CA11 8BQ

Perfectly positioned within a peaceful cul-de-sac, this immaculately presented semi detached bungalow sits on a generous plot and offers a modern and contemporary lifestyle with all the comforts of home. Whether you're downsizing or starting a new chapter, 11 Centurion Rise is a rare find that promises a lifestyle of ease. Situated within easy access to local amenities and transport links, the location is perfect - with the added benefit of no onward chain. Additionally, there are low maintenance gardens and two allocated parking spaces directly outside the home.

As you step into the entrance hall, you are greeted by a sense of warmth and practicality. The hall, complete with a handy storage cupboard, housing the boiler, provides seamless access to all the bedrooms, bathroom and living spaces, ensuring a smooth flow throughout the home.



2



1



1



B



Ultrafast  
broadband  
available



Two allocated  
parking spaces

### Quick Overview

- Modern semi detached bungalow
- Two double bedrooms
- Open plan kitchen/ diner/ living room
- Patio doors leading onto rear aspect
- Cul-de-sac location
- Generous plot with low maintenance gardens
- No onward chain
- Turn-key condition
- Two allocated parking spaces
- Ultrafast broadband available

Property Reference: P0575



Kitchen



Kitchen/ Living Room



Living Room



Rear Garden

At the heart of this charming residence lies the spacious open-plan kitchen/ diner and living room-a space designed for both relaxation and entertainment. The room is filled with natural light, thanks to a double glazed window and double glazed patio doors to rear aspect. The patio doors lead effortlessly onto the rear patio, offering a perfect spot for al fresco dining or simply a place to enjoy your morning coffee. The kitchen boasts a 4 ring integrate gas hob, double oven and extractor. Integrated fridge/ freezer and dishwasher, with availability for a washing machine. Stainless steel sink with hot and cold taps. Complemented with an array of wall and base units which provide ample storage and generous worktop space for culinary creations.

The bungalow features two generous double bedrooms, each with double glazed windows to the front aspect, which bathe these bedrooms in natural light. Whether you need a guest room, home office or a peaceful sanctuary, these bedrooms offer the flexibility to suit your lifestyle needs. The stylish three-piece bathroom is both functional and elegant, boasting modern fixtures that enhance the home's aesthetic. Comprising of, shower over bath complemented with a waterfall feature shower, WC, basin within a vanity unit, complete with heated towel rail.

Outside, the generous plot offers plenty of space to enjoy. The front garden is designed for low maintenance, featuring a grassed lawn, chipped stones with a selection of shrubbery. The rear garden offers a small patio and grassed area, perfect for intimate gatherings or quiet relaxation. Enclosed by a wooden fence and stone wall, this space provides privacy and a touch of nature. Two allocated parking spaces are conveniently located directly outside the front aspect, ensuring ease and accessibility for you and your guests.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many local amenities including, cafes, restaurants, independent shops and doctors' surgery. Good transport links including bus services and railway station provide links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen

8' 10" x 9' 6" (2.69m x 2.9m)

##### Living Room

12' 2" x 23' 4" (3.71m x 7.11m)

### Bedroom One

15' 1" x 9' 6" (4.6m x 2.9m)

### Bedroom Two

13' 7" x 9' 2" (4.14m x 2.79m)

### Bathroom

### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band C

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

#### Management Fee

We are advised there is a Management Fee paid to LSL Estate Management LTD

We are advised the fee for 2026 was £128.77 and covers the general maintenance of the estate

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

#### Directions

From Penrith, follow the A6, turning right onto Salkeld Road. Follow the road till you reach the mini roundabout. Here, take the first left, turning left onto Centurion Rise. Take the first left and the property is on the right hand side

#### What3words Location

///expecting.moment.escaping

#### Viewings

Strictly by appointment with Hackney & Leigh

#### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (inc. VAT)



Bedroom One



Bedroom Two



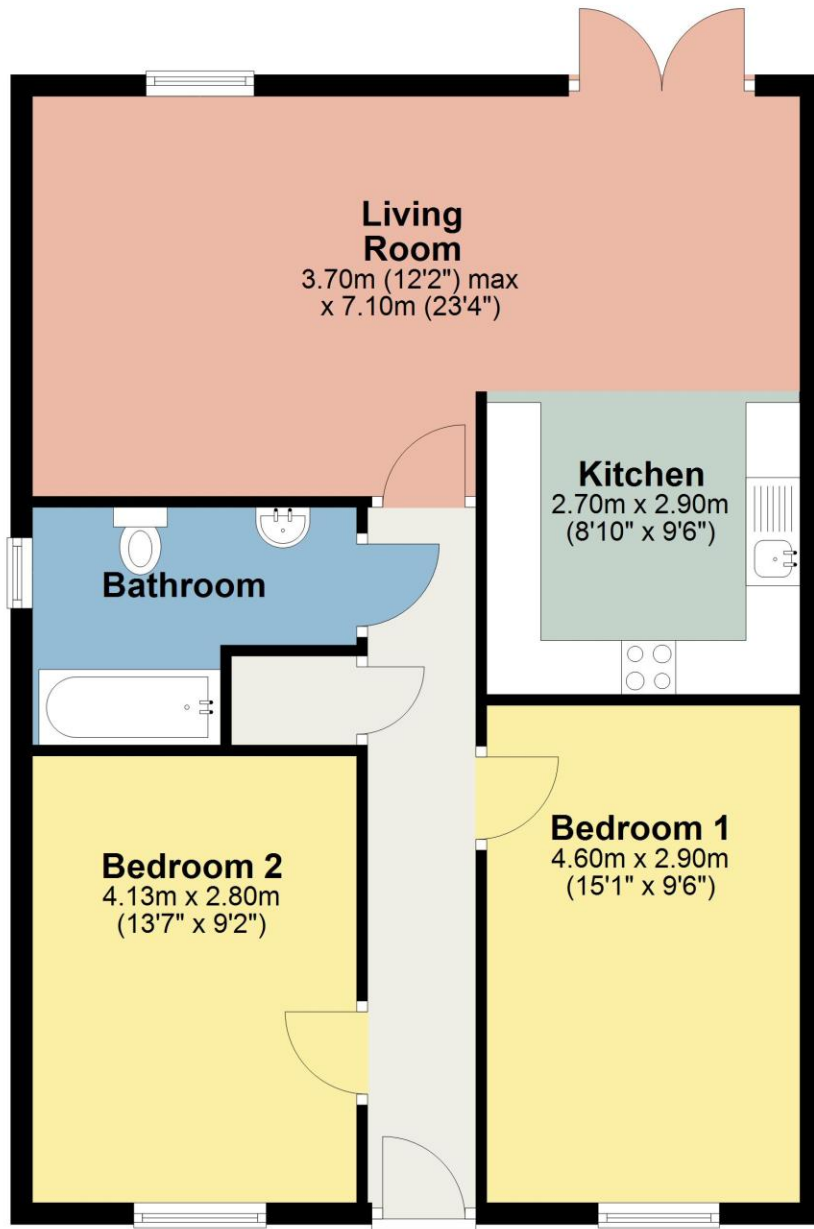
Bathroom



Rear Garden

## Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

### 11 Centurion Rise, Penrith

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/05/2026.

Request a Viewing Online or Call 01768 593593