

**WILKES
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HILL**

Residential
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Letting Agents

73 Milner Mount, Penrith, Cumbria, CA11 8HA



- **Semi Detached Family Home with Ground Floor Extension**
- **Elevated Location with South Westerly Aspect + Views to Lakeland Fells**
- **Large Living Room, Kitchen + Sitting Room/4th bed**
- **3 Bedrooms + Bathroom with Shower Bath**
- **Large Front Garden with Off Street Parking for Three to Four Cars**
- **Enclosed Rear Garden with Workshop**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Combi Boiler**
- **Tenure: Freehold Council Tax Band: B EPC Rate: D**

Asking price £250,000

Occupying a generous site in an elevated position, 73 Milner Mount enjoys an excellent open outlook across Penrith to the Lakeland Fells. This smart family home has been extended on the ground floor to create comfortable and flexible accommodation comprising; Hallway, Living Room, Breakfast Kitchen with walk in store, and Sitting Room. To the first floor there are three Bedrooms and a Bathroom fitted with P bath. To the front of the house is a large Forecourt Garden mainly to Gravel with Block Paved Off Road Parking and to the rear is an enclosed Garden with large stone patio, lawn and workshop. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Combi Boiler.

Location

From the centre of Penrith, head up Sandgate and turn right, then left at the mini roundabouts, into Fell Lane. Turn right off Fell Lane into Brentfield Way. Follow the road up the rise, round the long sweeping left hand bend and past the junction for Oak Road. Milner Mount is formed by two roads on the right, take the second turn and then turn left, number 73 is the first property on the left hand side.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Stairs lead to the first floor. A wall cupboard houses the electric meter and MCB consumer unit. There is a single radiator, a telephone point and part glazed door to the;

Living Room 21'7 x 12'5

A living flame gas fire is set in a marble hearth and back with a painted wood surround. uPVC double glazed doors with side windows open to the front decking. The flooring is oak and there is single radiator and a TV lead. Double doors open to a second sitting room/fourth bedroom and a door leads to the;



Kitchen 9'2 x 15'4

Fitted with a range of gloss white fronted units with a solid wood work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and a gas hob with a cooker hood, plumbing for a washing machine and dishwasher and space for an American style fridge freezer. A door opens to a walk in store with a light and a radiator. There is a single radiator, a uPVC double glazed window to the rear and a double glazed door to the side.



Sitting Room/Fourth Bedroom 18'5 x 8'11

Currently used as a child's playroom and having a uPVC double glazed window looking out of the garden and double doors with side window opens onto a gravelled seating area. There is a single radiator and three wall light points.

First Floor-Landing

Having a uPVC double glazed window and a ceiling trap to the insulated loft.

Bedroom One 12'1 x 10'

A uPVC double glazed window to the front gives a magnificent view across Penrith to the Lakeland Fells. A built in cupboard houses a Worcester condensing combi boiler which provides the hot water and central heating. There is a single radiator.



Bedroom Two 9'5 x 10'9

A uPVC double glazed window faces to the rear and there is a single radiator.



Bedroom Three 7'9 x 8'7

Having a built in cabin bed over the stairhead. There is single radiator and uPVC double glazed window with a view across Penrith top the Lakeland Fells.



Bathroom 5'5 x 7'8

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and storage cabinet. A P-bath with mixer shower taps has an electric shower over and marine boards around. There is an extractor fan, a heated towel rail and uPVC windows to the side and rear.



Outside

To the front of the house is a large gravelled garden a block paved and tarmac drive providing off road parking for three to four cars.



A wooden decked seating area by the patio doors has a picket fence around.



A pedestrian gate to the side leads to a part gravelled and flagged area with steps up to the rear garden which is to lawn with a large stone flagged patio.

At the top of the garden is a block built workshop.



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

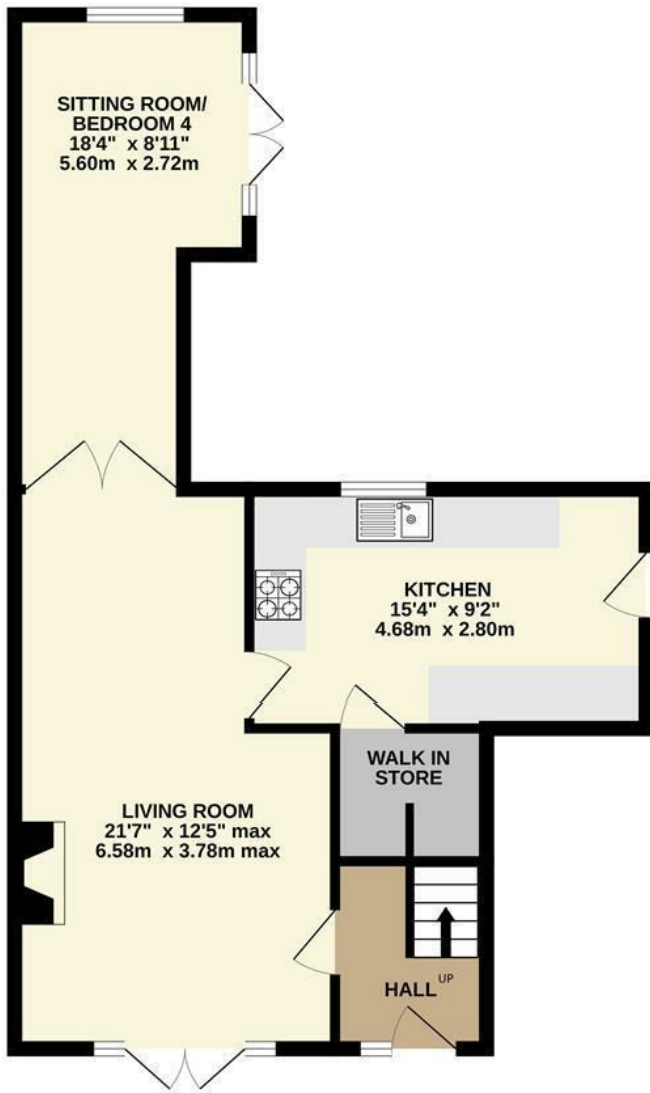
Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

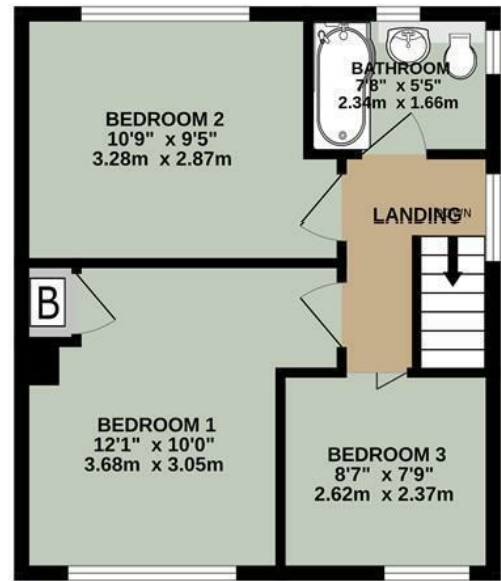
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



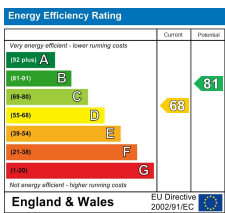
GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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