

WILKES
GREEN
HILL

Residential
Estate Agents
Letting Agents

23 Huntley Avenue, Penrith, Cumbria, CA11 8NU



- **Link Detached Family House Close to Penrith Town Centre**
- **Convenient Location for North Lakes Primary, UCC and QEGS**
- **Through Lounge Dining Room, Kitchen + Utility Room**
- **3 Double Bedrooms + Bathroom**
- **Secure Enclosed Rear Garden, Garage + Off Road Parking**
- **uPVC Double Glazing + Gas Fired Central Heating**
- **Tenure - Freehold. EPC Rate - D. Council Tax Band - C**

Asking price £265,000

Situated in the Wetheriggs area of Penrith, convenient for The North Lakes Primary School and both Queen Elizabeth Grammar School and Ullswater Community College, this link detached family house offers well balanced accommodation comprising: Entrance Hall, through Lounge Dining Room, Kitchen, Utility Room, 3 Bedrooms and a 1st floor Bathroom Room. Outside there is a Front Garden, a secure, enclosed Rear Garden with a good outlook across Penrith to the Beacon and a Driveway with Off Road Parking for 2 cars and giving access to the adjoining garage. The property also has the benefit of gas fired central heating and uPVC double glazing.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road, which becomes Wetheriggs Lane. Turn right into Mayburgh Avenue. Drive to the T-junction, turn left and number 24 is on the left.

Amenities

Penrith is a popular market town, 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, 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 C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through uPVC double glazed door to the;

Entrance Hall 8'11 x 5'11 (2.72m x 1.80m)

Stairs lead to the first floor with a cupboard below and there is a double radiator in a radiator cover. An oak door opens to the;



Living Room 20'8 x 12' (6.30m x 3.66m)

Having a feature fireplace with an oak surround and a gas supply (currently blanked off). The flooring is laminate and there are three double radiators, a satellite satellite lead and a telecoms point. A uPVC double glazed window faces to the front and uPVC double glazed patio doors open to the rear garden . A door leads to the;



Kitchen 7'11 x 10'5 (2.41m x 3.18m)

Fitted with grey painted wall and base units and a wood effect worksurface incorporating a stainless steel one and a half bowl, single drainer sink with mixer tap. There is a built-in electric oven and gas hob with stainless steel splashback and cooker hood above, plumbing for a dishwasher and a uPVC double glazed window to the rear. An open doorway leads to the;



Utility Room 12' x 4'7 (3.66m x 1.40m)

Across one end is a work surface with plumbing below for a washing machine and space for a tumble dryer and there is space for an upright fridge freeze. A uPVC double glazed window faces to the rear and a part glazed door opens to the garage.

First Floor - Landing 7'8 x 6' (2.34m x 1.83m)

A uPVC double glazed window to the half landing gives natural light and the ceiling trap gives access to the roof space.

Bedroom One 10'11 x 11'11 (3.33m x 3.63m)

Having a uPVC double glazed window faces to the front and there is a single radiator.



Bedroom Two 9'5 x 11'11 (2.87m x 3.63m)

There is a single radiator and a uPVC double glazed window to the rear with an open view across Penrith to the Beacon Edge.



Bedroom Three 11'11 x 9'1 max (3.63m x 2.77m max)

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

Bathroom 5'6 x 8'5 (1.68m x 2.57m)

Fitted with a white toilet, wash basin and a panelled bath having a mains fed shower over. The walls are fully tiled and the ceiling is panelled. There is a heated towel rail, an extractor fan and a uPVC double glaze window .



Outside

The front garden is laid to lawn with a central ornamental shrub and flower and shrub borders



Metal gates to the roadside give vehicle access to a driveway which in turn gives access to the;

Garage 15'11 x 9'9 (4.85m x 2.97m)

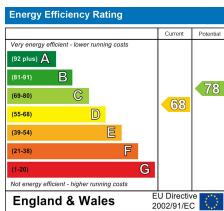
Having been created from a carport, with double wooden doors to the front an internal door to the utility room and a door to the rear garden.

The rear garden is laid mainly to lawn with flower and shrub borders. There is an artificial grass deck area by the patio doors from the living room.





GROSS INTERNAL AREA
TOTAL: 92 m²/989 sq ft
FLOOR 1: 45 m²/483 sq ft, FLOOR 2: 47 m²/506 sq ft
EXCLUDED AREAS: GARAGE: 15 m²/163 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

