WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

44 Willow Close, Penrith, CA11 8TH



- **Detached Bungalow in a Desirable Residential Area**
- **Cul De Sac Location with a View to the Pennines**
- **Living Room + Dining Kitchen**
- **2 Bedrooms + Bathroom**
- **Off Road Parking for 3/4 Cars + Adjoining Garage**
- **Rear Garden with a Southerly Aspect**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Price £220,000

In the Frenchfield/Carleton area of Penrith and positioned to the head of a desirable cul-de-sac with a view to the Pennines, 44 Willow Close is a detached bungalow offering accommodation comprising; Hallway, Living Room, Dining Kitchen, Rear Porch, 2 Bedrooms and a Bathroom. Outside there is a tarmac Parking Area for 3/4 cars, an Adjoining Garage and to the rear is a Garden to lawn with a Southerly Aspect. The property also benefits from being fully double glazed and having Gas Central Heating via a Condensing Boiler.

Location
From the centre of Penrith, head South on King Street. At the traffic lights, fork left into Roper Street, which becomes Carleton Road. Drive up the hill and turn left into Oak Road. Cross Over the mini roundabout and turn left into Willow Close. Follow the road towards the head of the cul-de-sac, number 44 is on the right.

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 Freehold
The property is freehold and the council tax is band C.

Referal 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

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through an open porch with a double glazed door to the;

Hall
Having a single radiator, a telephone point and a ceiling trap with a drop-down ladder gives access to the part boarded and insulated roof space. A recessed cupboard houses the Worcester condensing combi boiler providing the hot water and central heating.

Living Room 16'7 x 11'1 (5.05m x 3.38m)

A uPVC double glazed window to the gable end of the bungalow gives an excellent open view across the rooftops to the surrounding countryside and the Pennines. A remote control flame effect electric heater is set in the chimney breast and there is a double radiator, a TV point, a telephone point and a satellite lead.





Kitchen 9'5 x 11'2 (2.87m x 3.40m)

Fitted to three sides with cream fronted units and a wood effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with a cooker hood. There is plumbing for a washing machine, a double radiator, a uPVC double glazed window overlooking the garden and a part glazed door to the;





Porch 6'8 x 4'7 (2.03m x 1.40m)
With a double radiator, a uPVC double glazed window and a double glazed door to the outside.



Bedroom One 13'8 x 8'11 (4.17m x 2.72m)
Having built-in wardrobes with hanging and shelf space. There is a double radiator and a uPVC double glazed window looking onto the garden.



Bedroom Two 8'2 x 9'1 (2.49m x 2.77m)
There is a single radiator and a uPVC double glazed window enjoying the view to the Pennines.



Bathroom 6'6 x 5'6 (1.98m x 1.68m)

Fitted with a white toilet, a wash basin and and a bath with a Mira electric shower over. The walls are fully tiled, there is a chrome heated towel rail and a uPVC double glazed window.



Outside

To the gable end and the side of the bungalow is a tarmac parking area suitable suit suitable for three to four cars and giving access to the;

Garage 19'4 x 8'7 (5.89m x 2.62m)

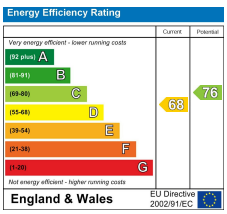
Having an up and over vehicle door a door the rear. There is a light and power points.

A path to each side of the bungalow leads to the garden area at the far gable, laid mainly to grass with a small patio and there is also a small wooden garden shed.





FLOOR 1



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

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

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