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Residential
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Letting Agents

24 Pattinson Close, Hackthorpe, Penrith, CA10 2HN



- **Modern Detached Bungalow**
- **Village Location on the Edge of the Lake District National Park**
- **Spacious Open Plan Living Room/Kitchen/Dining Room**
- **Double Bedroom + Bathroom with Shower Over the Bath**
- **Off Road Parking + Enclosed Rear Garden**
- **Electric Heating with Solar Panels**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

Asking price £185,000

Hidden away in the corner of this cul-de-sac, 24 Pattinson Close is a smart, modern detached bungalow, ideal for a single person or couple wanting to enjoy village life in a community on the edge of the Lake District National Park.

The property is immaculately presented, well maintained and comprises; a large Open Plan Living Room with Kitchen, a Double Bedroom and a Bathroom. Outside there is a small Fore Enclosed Rear Garden.

The property also benefits from uPVC Double Glazing and Modern Electric Heating supplemented by Photovoltaic Solar Panels, giving this comfortable home an EPC rating of C.

Location

From Penrith head South on the A6. Drive through Eamont Bridge and Clifton and into Hackthorpe. On entering the village, fork to the right, then take the third left turn into Pattinson Close.

The what3words position is; acted.headsets.recruited

Amenities

In the village of Hackthorpe, there is an infant and primary school, a village hall and a public house. In the village of Askham, approximately 1 ½ miles, there is a village shop and Post Office, a Church, Village Hall, an open air swimming pool and 2 public houses.

All main facilities are in Penrith, 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 and electricity are connected to the property.

The property has photovoltaic panels to supplement the electric.

Tenure

The property is freehold and the council tax is band B

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

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 fee 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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through a uPVC double glazed door to the;

Open Plan Living Room and Kitchen 22'8 min x 14'7 max (6.91m min x 4.45m max)

In the living room area the flooring is LVT and there are two modern programmable electric panel wall heaters, a TV point and a telecoms point. A uPVC double glazed window faces to the front.



The kitchen is fitted with a range of cream Shaker style wall and base units with a wood block effect worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and ceramic hob with a stainless steel extractor hood over, an integral fridge and freezer and plumbing for a washing machine. Flooring is LVT and to one corner is a built in coat cupboard. A uPVC double glazed window and door face to the rear and panelled doors open to the bathroom and;



Bedroom 12'1 x 9'9 (3.68m x 2.97m)

A recessed wardrobe provides hanging and shelf storage. There is a wall mounted TV point, a programmable modern electric panel heater and a uPVC double glazed window to the front.



Bathroom 8'1 x 6'3 (2.46m x 1.91m)

Fitted with a toilet, a wash basin and a P-bath with a mains fed electric shower over, marine boards to two sides and a clear shower screen. The ceiling is PVC panelled with recessed downlights and an extractor fan. There is an electric heated towel rail and a uPVC double glazed window to the rear.



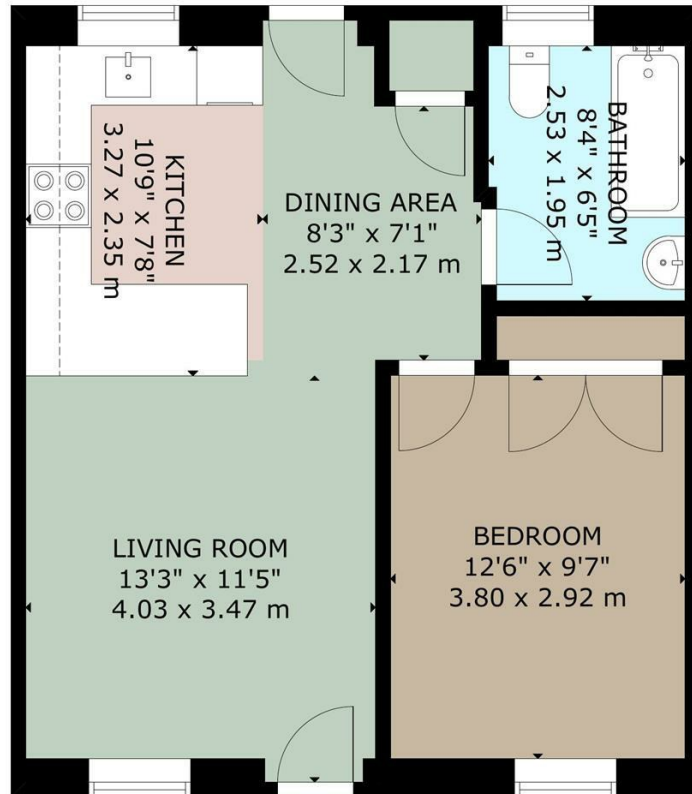
Outside

There is a block paved parking area allowing off-road parking for 3 to 4 cars.

To the front of the bungalow is a gravel forecourt with flagged path to the front door.

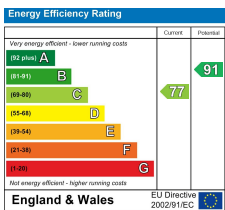
At the rear of the parking space a gate in a fence opens to an enclosed rear garden which is laid mainly to grass with a flagged path across the rear to the back door and having a raised bed and a gravel bed.





GROSS INTERNAL AREA
TOTAL: 49 m²/532 sq.ft
FLOOR 1: 49 m²/532 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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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

