WILKES
GREEN
HILL

Residential
Estate Agents
Letting Agents

32 Wetheriggs Rise, Penrith, Cumbria, CA11 7EY

- **Well Presented Semi Detached House**
- **Close to Penrth Town Centre**
- **Living Rooms + Dining Kitchen**
- **2 Bedrooms + Bathroom**
- **Gas Central Heating + uPVC Double Glazing**
- **Block Paved Off Road Parking Area**
- **Ideal for a First Time Buyer or Rental Investor**
- **EPC Rate D Council Tax Band B**

Price £175,000

This well presented, semi detached house, is only a short walk from the town centre and has accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Two Bedrooms and a Bathroom with an electric shower over the bath. Outside, there is block paved parking for two cars and and enclosed garden to the rear. The property also benefits from Gas Central Heating and uPVC Double Glazing

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road and take the second right turn into Wetheriggs Rise, number 32 is 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 and electricity are connected to the property. Heating is ???????

Tenure Freehold

The property is freehold and the council tax is band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

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 2025 was £253.00

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the

Hall

With stairs to the first floor, a single radiator and a door to the

Living Room 14'9"x12'8"

Having a contemporary living flame gas fire in a modern surround, a double radiator and a uPVC double glazed window to the front. The ceiling is coved and there is a telephone point, TV aerial point and a door to the

Dining Kitchen 12'2" x 8'4"

Fitted with a range of grey gloss wall and base units with a laminate surface incorporating a stainless steel single drainer sink with mixer tap and tiled splash back. There is a built in electric oven and hob with a cooker hood above, space for an under surface fridge and a double radiator. A uPVC double glazed window faces to the rear and a uPVC double glazed door leads out to the garden. A wall cupboard houses the MCB consumer unit and the electric meter. A door gives access to a large walk in under stair cupboard, with a window to the side and the gas fired combi boiler providing the hot water and central heating. On on side of the kitchen is a work surface with plumbing below for a washing machine and space for a dryer along with a fitted wall unit.

Cloakroom/Utility Room 8'3 x 5'1 (2.51m x 1.55m)

Fitted with a white toilet and fully tiled walls. A uPVC double glazed window faces to the rear.

First Floor - Landiing

A uPVC double glazed window faces to the side and a ceiling trap gives access to the roof space above. Doors lead off.

Bedroom One

Having two uPVC double glazed windows to the front, a single radiator, a TV aerial point and telephone point.

Bedroom Two 11''' 6x 8'7''

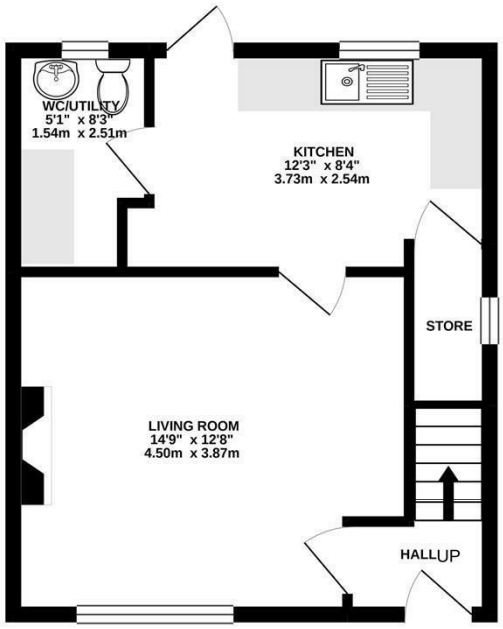
Having a uPVC double glazed window to the rear and a single radiator

Bathroom 8'11 x 8'3 (2.72m x 2.51m)

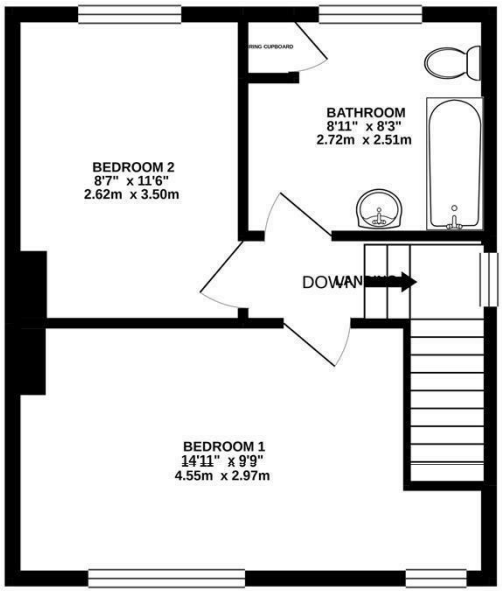
Fitted with a white three piece suite having an electric shower over the bath, tiles around and clear shower screen. There is a heated towel rail and a uPVC double glazed window to the rear. To one corner there is a built in airing cupboard with shelves and a single radiator.

To the front of the property there is a block paved parking area for two cars. A gate to the side gives access along the side of the house to the rear where there is yard area, with space for a garden shed and steps up to a lawn garden.

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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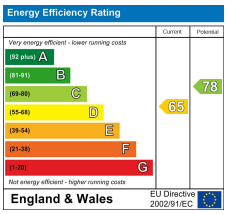

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