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Residential
Estate Agents
Letting Agents

11 Milner Mount, Penrith, Cumbria, CA11 8HD

- **Popular Style of Semi Detached House**
- **Through Lounge Dining Room, Conservatory + Breakfast Kitchen**
- **2 Double Bedrooms, En-Suite Shower Room + Bathroom**
- **Off Road Parking for 3 Cars**
- **Rear Garden with a South Westerly Aspect**
- **Double Glazing and Gas Central Heating**
- **View Across Penrith to the Lakeland Fells**
- **EPC Rating D, Council Tax Band - C**

Asking price £185,000

This popular style of semi detached house, has been converted from the original layout to create a lovely, stylish home with accommodation comprising: Entrance Hall, Through Lounge Dining Room, Conservatory, Breakfast Kitchen, 2 Double Bedrooms, En-Suite, Shower Room and a Bathroom. Outside there is Off Road Parking for 3 Cars and a South West Facing Garden with Patio and Lawn. The property also has the benefit of Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, drive up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Take the first right turn into Brentfield Way and follow the road up around the long left hand bend, Past Oak Road, up the rise and right into Milner Mount.

Amenities Penrith

Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 6 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 2 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.
The council tax band is band C.

Viewing

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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 part glazed, panelled door to the:

Hallway

Stairs lead off to the first floor with a cupboard below. There is a double radiator, a telephone point and multi panel glazed doors to the kitchen and;

Through Lounge Dining Room 12'1 x 12'5 + 9'6 x 9'3 (3.68m x 3.78m + 2.90m x 2.82m)

A living flame gas fire is set in a marble hearth and back with a polished wood surround. There is a double radiator, TV aerial and satellite leads and uPVC double glazed patio doors to the:

Conservatory 12'4 x 9'4 (3.76m x 2.84m)

Being a uPVC double glazed frame on a dwarf wall with a polycarbonate roof and French doors to the patio. There are two wall light points and a panel wall heater.

Breakfast Kitchen 9'1 x 15' (2.77m x 4.57m)

Fitted with a range of wood fronted wall and base units with a granite effect work surface incorporating a stainless steel, 1 1/2 bowl single drainer sink with splash backs to match the work surface. There is a built in stainless steel electric oven and gas hob with a stainless steel cooker hood above. There is plumbing for a washing machine and a dishwasher and space for an American style fridge freezer. There are; a double radiator, two double glazed windows to the rear and a part glazed panelled door to the driveway.

First Floor - Landing

A double glazed window gives natural light and a ceiling trap gives access to the insulated roof space. Pine panelled doors off.

Bedroom 1 12'2 x 12'4 (3.71m x 3.76m)

To one wall are built in wardrobes with hanging and shelf space. A double glazed window faces to the front and there are: a single radiator and a TV aerial lead.

En-Suite 8' x 6' (2.44m x 1.83m)
Fitted with a white toilet, wash basin and a walk in shower enclosure with a Mira mains fed shower over and marine boards around. A built in cupboard houses a gas fired, condensing combi boiler, which provides the hot water and central heating. There is a double radiator, an extractor fan and a double glazed window to the front.

Bedroom 2 9'1 x 10'5 (2.77m x 3.18m)
A double glazed window to the rear gives a view across Penrith to the Lakeland Fells. Single radiator

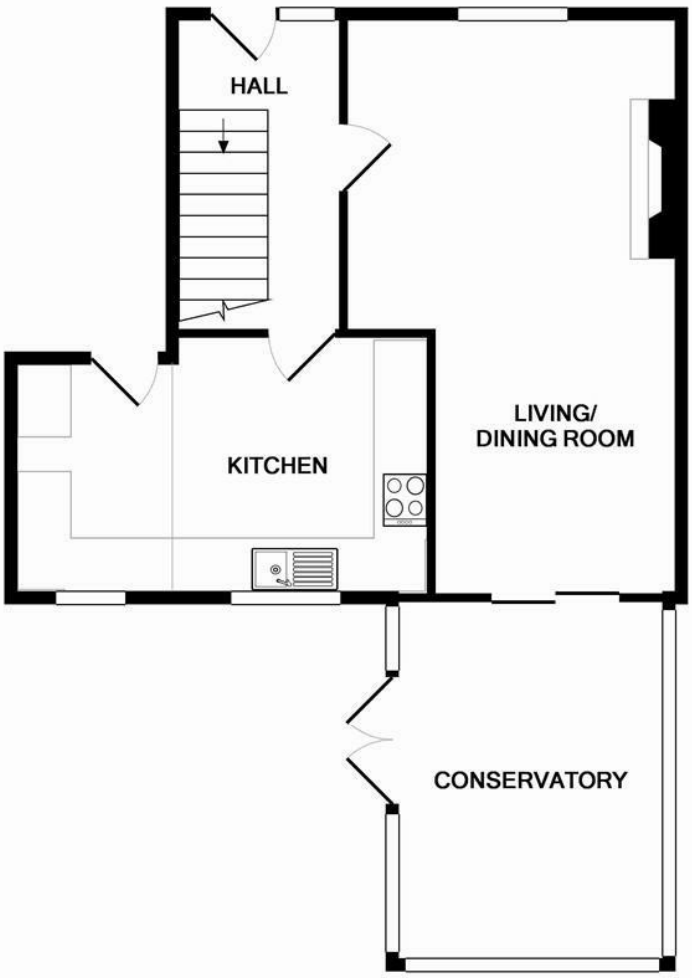
Bathroom 5'5 x 7'8 (1.65m x 2.34m)

Fitted with a contemporary suite, including a b-bath with an Triton electric shower over and tiles around. There is a chrome heated towel rail and double glazed windows face to the side and rear.

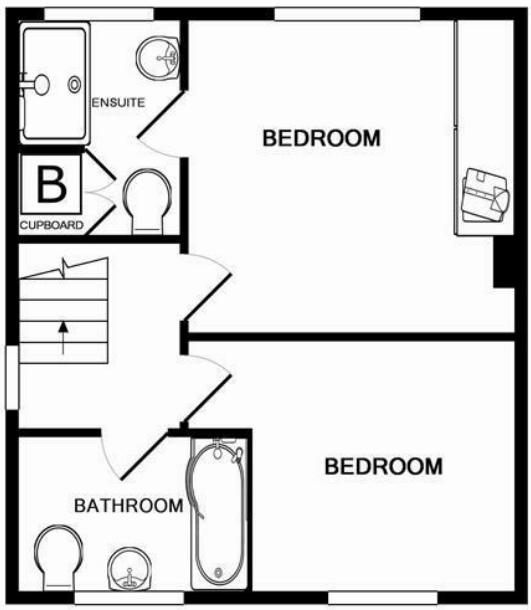
Outside

The front and side of the house are block paved giving off road parking for 3 cars.

A gate to the side of the house gives access to a flagged patio by the conservatory, with steps down to the garden area, mainly to grass with a gate to a rear access footpath.



GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 SQ.M.)

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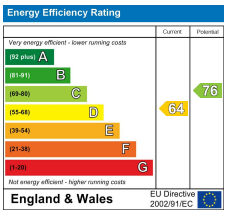

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