

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

17 Monnington Way, Penrith, Cumbria, CA11 8QJ



- **Popular Style of Semi Detached Home in a Desirable Area**
- **Superb Panoramic Views Across Penrith to the Lakeland Fells**
- **Large Lounge Dining Room + Breakfast Kitchen**
- **3 Bedrooms, Dressing Room + Shower Room**
- **Integral Garage with Auto Roller Door + Large Basement Store**
- **Well Tended Terraced Garden with Southerly Aspect**
- **Gas Central Heating + uPVC Double Glazing**
- **Off Road Parking + Integral Garage**
- **EPC Rate D**

Asking price £330,000

Perfectly situated in an elevated location with a Southerly aspect to the rear, 17 Monnington Way enjoys some of the most enviable panoramic views across Penrith to the Lakeland Fells and direct sunlight in the garden practically all day long. The inverted accommodation offers a degree of flexibility and will suit many different needs, comprising: Entrance Hall, Lounge Dining Room, Breakfast Kitchen, 3 Bedrooms with a Dressing Room to the main and a House Shower Room. An Integral Garage currently has a Utility Area and a Cloakroom and to the lower level is a large Store Room. Outside there is a Gravelled Forecourt Garden, an Off Road Parking Space and to the rear there is a lovely Terraced Garden with Lawn, Raised Beds and a Shrubbery with a variety of ornamental shrubs.

Location

From the centre of Penrith, head up Castlegate, cross over the 2 mini roundabouts and back down Brunswick Road. At the bottom of the hill, follow the road to the left, then keep in the left hand lane and bear left into Stricklandgate, which becomes Scotland Road. Cross over the mini roundabout by the petrol stations, follow the road round the right hand bend and up the hill. Where the road turns left, turn right, effectively straight ahead and then right again into Salkeld Road. Monnington Way is the first turn on the right. Number 17 is on the right 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, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band D.

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 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.

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

To the first floor, through a uPVC double glazed door to the

Front Porch

Having uPVC double glazed windows to two sides and a uPVC double glazed door with side windows to the

Hall

Stairs lead down to the lower level. A cupboard above the stairhead houses a Worcester gas fired condensing combi boiler providing the hot water and supplying some radiators. Oak panel doors lead off to;



Lounge Dining Room 13' x 28'6

Two uPVC double glazed windows to the rear enjoy a panoramic view across Penrith to the Lakeland fells. There is a TV aerial point and satellite lead.



Breakfast Kitchen 12'4 x 9'9

Fitted with a range of wood grain effect wall and base units and a pale grey work surface incorporating a composite 1 1/2 bowl single drainer sink with mixer tap. There is a mid height electric double oven and gas hob with an extractor hood, an integral Bosch dishwasher and space for an upright fridge freezer.. A built in breakfast table has a cupboard to one end. The ceiling has recessed halogen down lights, the floor is laminate tiled and uPVC double glazed window faces to the front.



Integral Garage 17' x 10'6

Having an automatic roller door, light and power. A stainless steel single drainer sink is set in a base unit and there is plumbing for a washing machine. Partitioned off to one corner is a

WC

Fitted with a white toilet and having a uPVC double glazed window.

Ground Floor

A uPVC double glazed door leads to the outside and oak panelled doors to the bedrooms, shower room and store area. A large built in cupboard has hanging and shelf space.

Bedroom One 12'11 x 9'9

A uPVC double glazed window to the rear enjoys a view across Penrith to the Lakeland fells. A broad opening leads to the;



Dressing Room 9'10 x 8'3

A large built in wardrobe to one side gives hanging and shelving and a uPVC double glazed window to the rear enjoys a panoramic view across Penrith to the Lakeland fells.



Bedroom Two 9'10 x 9'9 (3.00m x 2.97m)

A uPVC double glazed window to the rear gives a panoramic view across the Penrith to the Lakeland fells.

**Bedroom Three 6'1 x 8'11**

Currently used as a store room, there is a telephone point and uPVC double glazed window to the side.

Shower Room 4'11 x 8'10

A large low step shower enclosure with marine boarding to three sides has a two head mains fed shower. The toilet and wash basin are set in a unit with storage shelves and a concealed cistern. The ceiling has recessed down lights, there is a heated towel rail, an extractor fan and a uPVC double glazed window.

**Store Room 7'1 x 10'2**

Having light and power. The gas warm air boiler is located here.

Outside

There is a graveled forecourt garden and off road parking space giving access to the integral garage.



Steps to the side of the house lead to a gate opening into the rear garden which is South West facing and enjoys a stunning view to the Lakeland fells and Direct Sunlight throughout the day.

The garden is terraced, the top level being to lawn with a flagged patio and space for a shed.

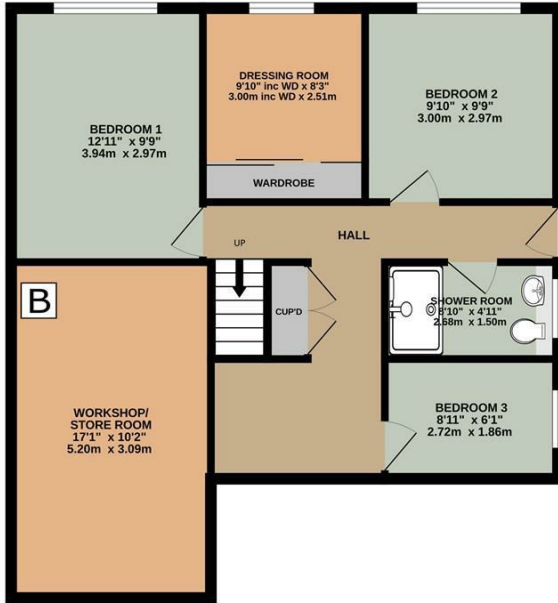


Steps lead down to a graveled terrace with raised beds and a greenhouse.

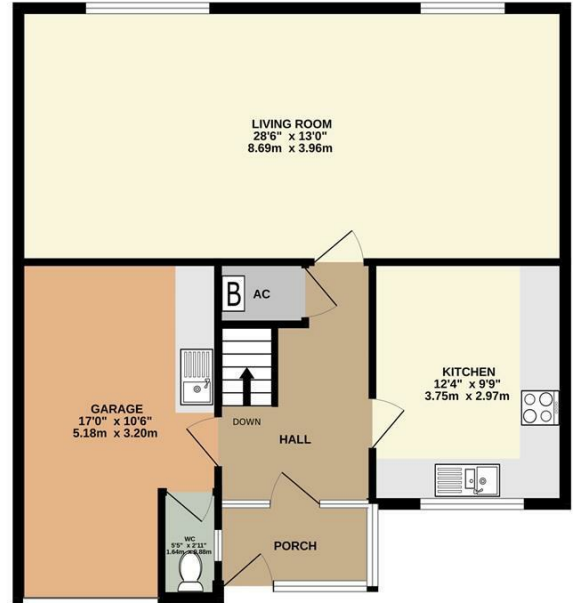
The lawn level is planted with a range of ornamental shrubs.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.

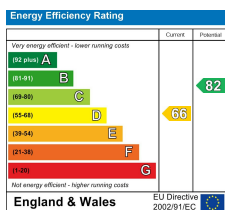


1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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