



101 Pategill Road, Penrith – CA11 8LH

Guide Price £190,000

PEK



# 101 Pategill Road

Penrith, Penrith

## An Attractive Three-Bedroom End-Terraced Home in Excellent Condition

Conveniently located and presented in excellent order throughout, this attractive three-bedroom end-terraced property offers well-planned accommodation and a welcoming feel, making it an ideal home for a range of buyers.

The property is entered via a welcoming entrance hall, which provides access to the principal ground-floor rooms and the rear garden. To the front of the property is a comfortable living room, featuring wood-effect laminate flooring and a flueless gas fire, creating a warm and inviting space to relax.

To the rear, the kitchen/dining room offers a practical and sociable layout, fitted with a range of wall and base units complemented by open shelving and wooden work surfaces. Integrated appliances include a four-burner gas hob, eye-level double oven, extractor fan, and dishwasher, with additional space provided for a washing machine and fridge. A 1.5 ceramic sink with drainer and mixer tap completes the arrangement.

A downstairs WC adds everyday convenience and comprises a WC and wash hand basin, benefitting from a rear-aspect window. A rear door from the hallway provides direct access to the garden.





# 101 Pategill Road

Penrith, Penrith

To the first floor, the landing leads to a useful shelved storage cupboard and a boiler cupboard, along with three bedrooms and the family bathroom. There are two double bedrooms, one positioned to the front and one to the rear, the latter benefitting from an integrated shelved cupboard. A good-sized single bedroom sits to the front and also features a useful overstairs cupboard. The family bathroom serves all bedrooms and comprises a three-piece suite including a WC basin and jacuzzi style bath with mains connected shower and fitted shower screen. A heated towel rail is also in situ.

Externally, the property enjoys a good-sized rear garden, featuring a lower patio area ideal for outdoor seating and outside tap. Steps lead up to a lawned area with a pathway extending to a rear gateway, which provides access to a shared rear pathway.

Well-maintained, this appealing end-terraced home offers comfortable living in a convenient setting and is well worth an early viewing.





## 101 Pategill Road

Penrith, Penrith

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

- Three bedroom end of terrace property
- Generous rear garden
- Convenient location
- In excellent order throughout
- On-street parking in close proximity
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - C





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Living Room

11' 8" x 13' 3" (3.55m x 4.03m)

#### Kitchen / Dining

12' 4" x 13' 3" (3.77m x 4.03m)

#### Wc

4' 9" x 2' 5" (1.46m x 0.74m)

### FIRST FLOOR

#### Landing

#### Bathroom

5' 6" x 6' 6" (1.67m x 1.98m)

#### Bedroom 1

12' 4" x 10' 6" (3.77m x 3.21m)

#### Bedroom 2 / Office

11' 7" x 10' 10" (3.52m x 3.30m)

#### Bedroom 3

8' 8" x 8' 5" (2.64m x 2.56m)





## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

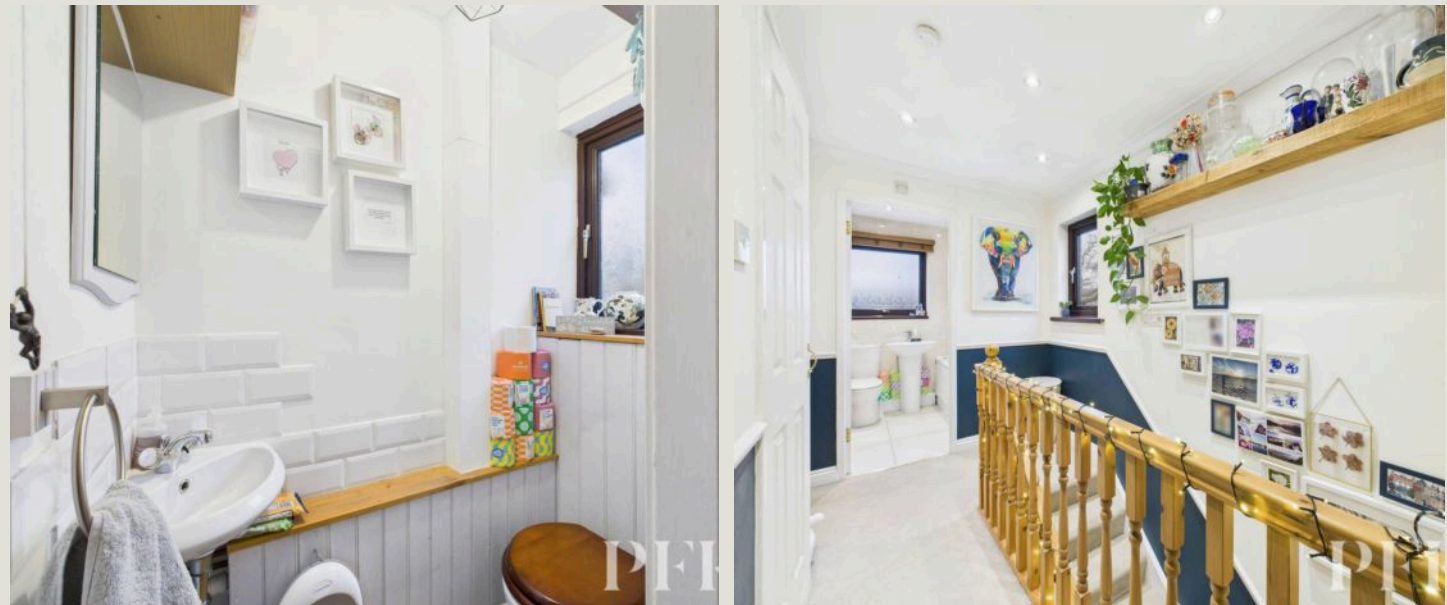
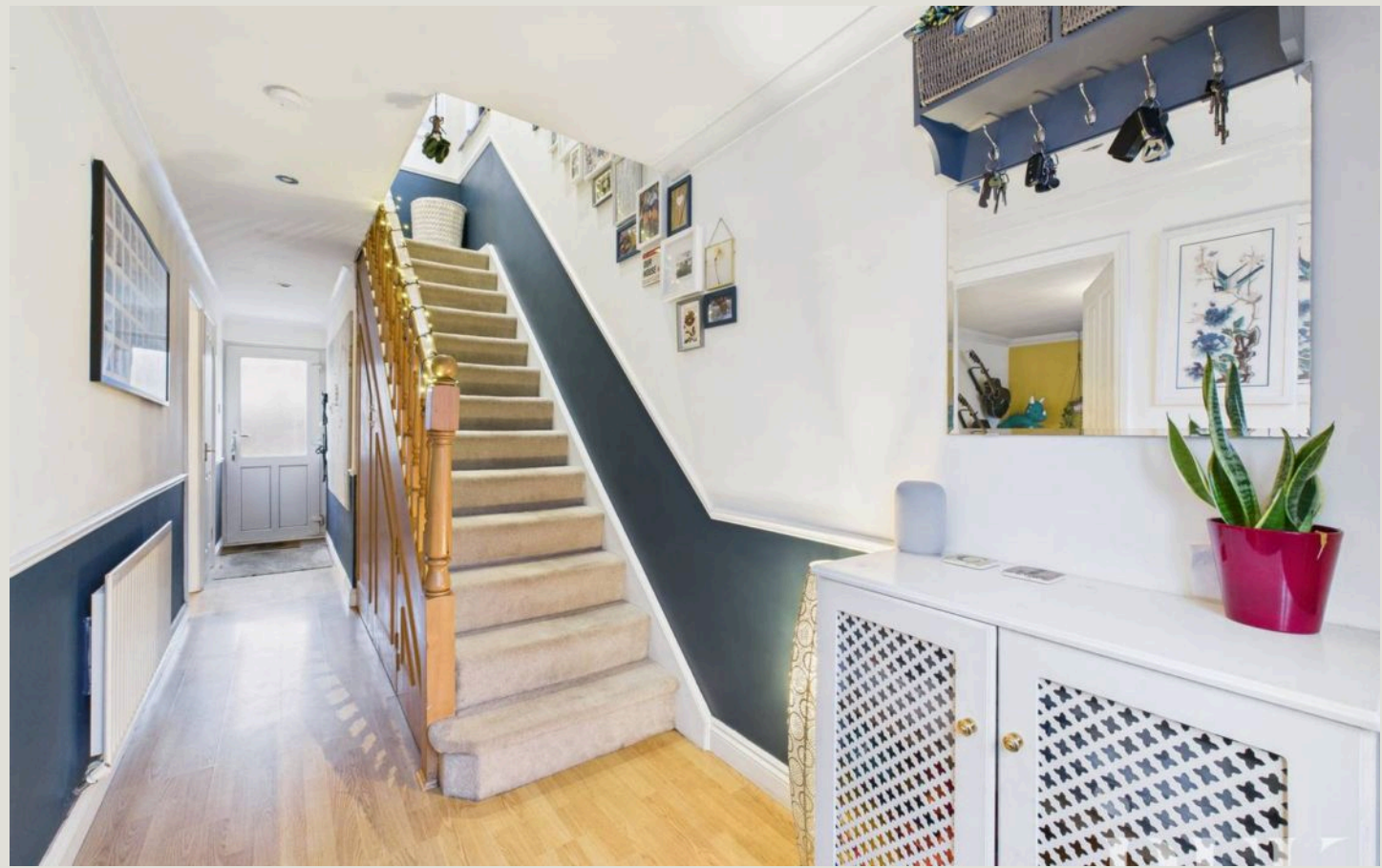
### Directions

101 Patejill Road can be located using the postcode CA11 8LH and identified by a PFK For Sale board. Alternatively by using What3Words: ///arrived.picnic.chapels

### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50











## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

# PFK

