

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

5 Carleton Road, Penrith, CA11 8JN



- **Significantly Extended Classic Semi Detached Family Home**
- **Convenient Location Close to Penrith Town Centre**
- **Large Living Room, Dining Room open into the Kitchen + Laundry Room**
- **Three Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Attractive Front Garden and Rear Garden with Decked Seating Area**
- **Detached Timber Built Double Garage with Automatic Roller Doors**
- **uPVC Double Glazing, Gas Central Heating + Woodburning Stove**
- **Tenure - Freehold. Council Tax Band - C. EPC -C**

Price £295,000

In a convenient location, close to Penrith town centre and on level ground, this ever popular classic semi detached 1930s family home has been significantly extended, approximately 15 years ago, creating spacious, stylish and well balanced accommodation comprising; Entrance Hall, Living Room, Dining Room open into a Kitchen, Laundry Room, Landing, Three Double Bedrooms, one with an En-Suite Shower Room and a House Bathroom.

The house has an attractive Front Garden and an Enclosed Rear Garden with a large Decked Seating Area and there is also a Double Timber Built Garage with Automatic Roller Doors and Resident Permit Parking is also available on Carleton Road via Westmorland and Furness Council.

5 Carleton Road also has the benefit of uPVC Double Glazing, Gas Central Heating and a "Stovax" Woodburning Stove in the living room.

Location

From the centre of Penrith, head south on King Street and fork left at the traffic lights into Roper Street, which becomes Carleton Road, number 5 is on the left.

The what3words position is; cans.skidding.tomato

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.

The council tax is band C.

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.

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the

Hallway 7'1 x 5'8 (2.16m x 1.73m)

Having laminate tiled floor single radiator stands with painted handrail and spindles. A painted half glazed door opens to the;



Living Room 24'5 (byt bay window) x 11'7 (7.44m (byt bay window) x 3.53m)

A contemporary "Stovax" woodburning stove is set in a simple Inglenook with a stone hearth. The floorboards have been stripped and there is; a uPVC double glazed bay window to the front, two double radiators and a wall mounting point for a flat screen television. Part glazed double doors open to the;



Kitchen Dining Room 17'3 x max 16'9 (5.26m x max 5.11m)

The kitchen area is fitted with a range of pale wood effect fronted wall and base units with a granite effect worksurface incorporating a one and a half bowl single drainer sink with a tiled splashback and mixer tap. There is a built-in mid height electric double oven, a ceramic hob with stainless steel extractor hood, an integral dishwasher and space for an upright fridge freezer. The units include carousel corners and a breakfast bar.



The flooring is ceramic tiled, the ceiling is part sloped and double glazed and there are recessed downlights. There are two double radiators, a uPVC double glazed window and patio door doors facing the rear and a uPVC double glazed door to the side. A painted panelled door opens to the;



Laundry Room

With plumbing for a washing machine and space for a tumble dryer. The floor is ceramic tiled, there is a single radiator, a uPVC double glazed window and a wall mounted MCB consumer unit. Doors give access to the under stairs cupboard which also houses a gas fired condensing combi boiler which produces the hot water and central heating.

First Floor-Landing

Having painted handrail and spindles around the stairwell, there is a double radiator, a uPVC double glazed window for natural light and a ceiling trap giving access to the roof space. Painted panel doors lead off to the bedrooms and house bathroom



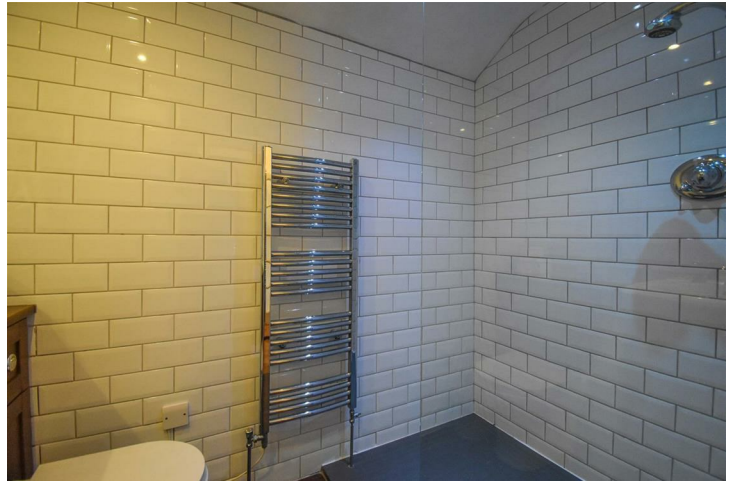
Bedroom One 9'3 x 9'6 + 8'1 x 4'9 (2.82m x 2.90m + 2.46m x 1.45m)

Built-in wardrobes with sliding door doors give hanging and shelf space. The ceiling is open to the apex with two double glazed Velux windows, the flooring is oak and there is a wall mounting point for a TV, a double radiator and a uPVC double glazed window to the rear. Glazed doors open to the;



Ensuite 7' 7 x 4'4

The toilet and wash basin are set in a vanity unit with a concealed cistern and storage cupboards. There is a large, low step shower enclosure with a Mira mains fed shower, recessed mood lights above and a clear screen. The walls are tiled to three sides, the flooring is tiled and there is a dual fuel chrome heated towel rail and an extractor fan.



Bedroom Two 10'1 x 10'2 (3.07m x 3.10m)

Having a double radiator, a TV aerial point and the uPVC double glazed window to the rear.



Bedroom Three 11'11 x 9'9 (3.63m x 2.97m)

Having oak flooring, a double radiator, and a uPVC double glazed window to the front.



House Bathroom 8'6 x 6'6 (2.59m x 1.98m)

Fitted with a contemporary wash basin set in a vanity unit with cabinets below and a mirror above, a toilet with a boxed cistern and a bath set in a tiled plinth with centre mounted taps, tiles around, a Mira electric shower and a clear shower screen. The ceiling has recessed lights, the floor is mosaic tiled and there is a chrome dual fuel heated towel rail, an extractor fan and a uPVC double glazed window to the front.



Outside

A stonewall to the front boundary has a metal pedestrian gate opening onto a stone flagged path leading to the front door and extending across to a small patio in front of the bay window. The front garden is laid mainly to grass with a flowering bed to one side and shrubs to the front.



A metal gate and stone flagged path to the side of the house leads around to the rear garden.

By the rear of the house is a large deck seating area accessed from the patio doors from the dining area with steps down to a garden laid mainly grass.

Access from a rear lane is a:



Double Garage 18'8 x 19'3 (5.69m x 5.87m)

Having two electric roller doors, lights power point and a door opening into the rear garden.

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 :

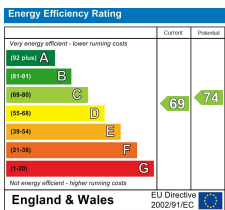
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
 TOTAL: 112 m²/1,204 sq.ft
 FLOOR 1: 60 m²/645 sq.ft, FLOOR 2: 52 m²/559 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk
 Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer
 These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
 We retain the copyright in all advertising material used to market this Property.

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

