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Residential  
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## **33 Wetheriggs Rise, Penrith, CA11 7EY**



- **Semi Detached House in a convenient Cul-de-sac Location**
- **Living Room and Kitchen**
- **Two Double Bedrooms and First Floor Bathroom**
- **Garden to the front and rear. Off-road parking space**
- **Central Heating via a condensing boiler uPVC Double Glazing**
- **In need of general updating and cosmetic improvement.**
- **Tenure - Freehold. EPC Rate C- Council Tax Band B**

**Asking price £145,000**

In a convenient position for the schools and the town 33 Wetheriggs Rise is situated towards the head of the cul-de-sac and enjoys some open aspects across Penrith. The accommodation comprises entrance hall, living room, kitchen, two double bedrooms and a first floor bathroom. Outside there is a forecourt garden, off-road parking space and a generous rear garden. The property also benefits from gas central heating via a condensing boiler and has uPVC double glazing. The property is an excellent opportunity to buy a house in need of a cosmetic overhaul and update.

### **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 33 is on the right hand side.

### **Amenities**

Penrith is a popular market town, 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, 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 B

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **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**

Through a composite security door to the;

### **Entrance Hall**

Stairs lead to the first floor, there is a double radiator and a door to the;

### **Living Room 13'7 x 14'4 (4.14m x 4.37m)**

A living flame gas fire is set in a stone brick fireplace with shelves to each side. A uPVC double glazed window faces to the front and there is a double radiator, TV aerial lead and a telephone point. A door opens to the;



### **Kitchen 8'3 x 17'6 (2.51m x 5.33m)**

Fitted with white fronted wall and base units and a granite effect worksurface incorporating a stainless steel single drainer sink. There is space for a slot in electric oven, space for and under surface fridge/freezer, plumbing for a washing machine and venting for a tumble dryer. A wall mounted Glowworm gas fired condensing combi boiler provides the hot water and central heating. The ceiling is panelled, the floor is tiled and there is a double radiator. A wall cupboard houses the electric meter and fuse box. A door opens to the walk-in pantry below the stairs which also houses the gas meter. There are two uPVC double glazed windows and a door opening to the rear.



### **First Floor-Landing**

uPVC double glazed window gives natural light and a ceiling trap gives access to the loft space above.

**Bedroom One 10'6 x 15'7 (3.20m x 4.75m)**

There is a single radiator and a large built-in cupboard with shelves. Two uPVC double glazed windows face to the front with an outlook across the rooftops of Penrith.

**Bedroom Two 11'6 x 11'1 (3.51m x 3.38m)**

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

**Bathroom 8'3 x 6'2 (2.51m x 1.88m)**

Fitted with a white toilet wash basin and bath. There is a double radiator and a uPVC double glazed window to the rear.



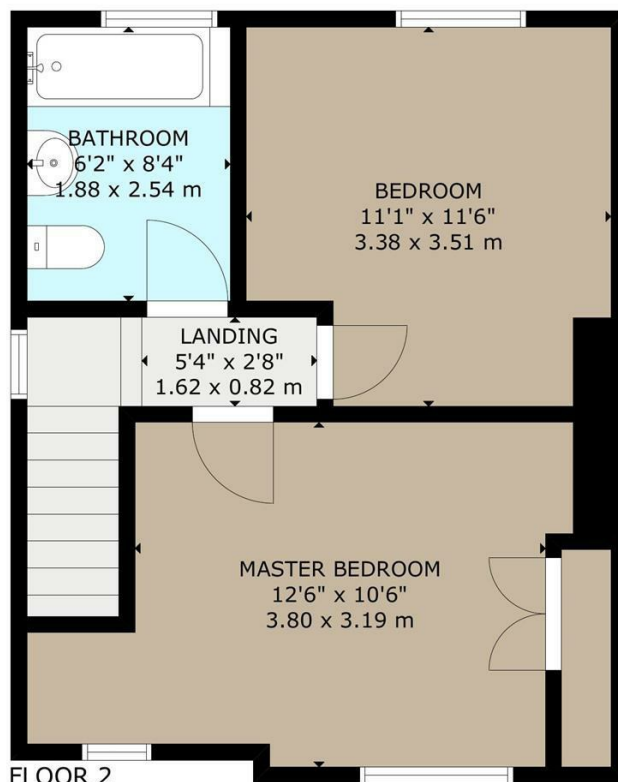
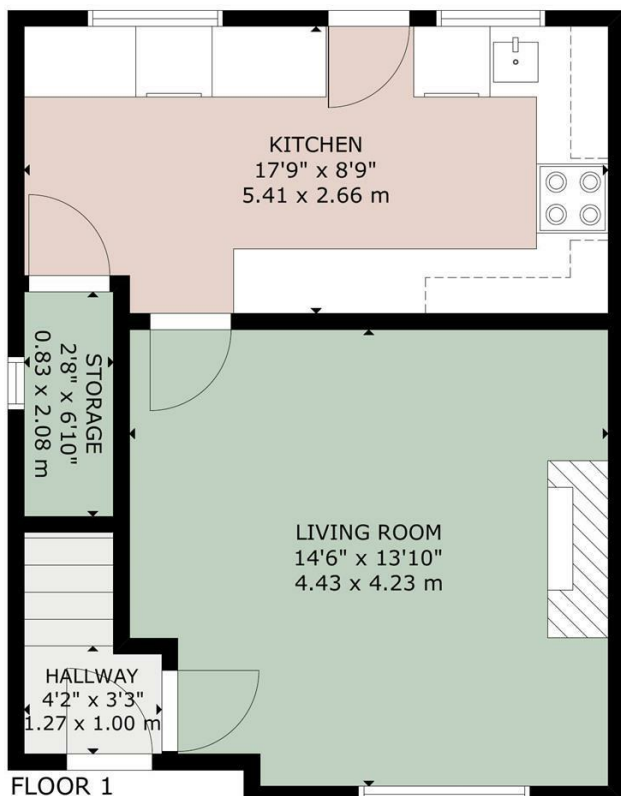
## Outside

The front garden is laid to gravel with an off-road parking space.

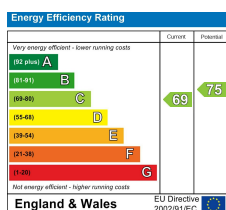


There is a broad hardstanding along the side of the house, extending across the rear. Steps in a stone wall lead up to a generous size garden area currently overgrown.





GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/806 sq.ft  
FLOOR 1: 37 m<sup>2</sup>/403 sq.ft, FLOOR 2: 37 m<sup>2</sup>/403 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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