

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

3 Thirlmere Park, Penrith, CA11 8QS



- **Modern Semi Detached Family Home**
- **Good Access to the Primary and Secondary Schools**
- **Living Room, Dining Room, Conservatory and Kitchen**
- **3 Bedrooms and Bathroom**
- **Off Road Parking + Integral Garage**
- **Enclosed Rear Garden with South Westerly Aspect**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £245,000

Set in popular cul-de-sac on the south west side of Penrith and within easy access the Penrith schools and facilities as well as junction 40 of the M6, 3 Thirlmere Park is a modern semi detached family home with accommodation comprising; Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen, 3 Bedrooms and a Bathroom. There is Off Road Parking at the front for 2 cars with access to an Integral Garage and there is an enclosed Garden to the side and rear with a South Westerly aspect. This comfortable home also benefits from Gas Central Heating and uPVC Double Glazing.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road, which becomes Wetheriggs Lane and then Clifford Road. Turn right into Clifford Close and right again into Thirlmere Park.

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 C.

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 part glazed panelled door to the;

Porch

With wood laminate flooring, a single radiator, a panelled door to the garage and a part glazed panelled door to the;

Living Room 13'11 x 10'11 (4.24m x 3.33m)

A flame effect Gas fire (untested) is set in a marble hearth and back and a pine surround. There is a double radiator, a single radiator, a TV aerial point and a telephone point. A uPVC double glazed window faces to the front, a part glazed door opens to the stairwell and a broad opening leads to the;

**Dining Room 8' x 9'9 (2.44m x 2.97m)**

Having wood laminate flooring and a single radiator. A part glazed panel door opens to the kitchen and sliding double glazed patio door with side window opens to the;

**Conservatory 7'11 x 11'10 (2.41m x 3.61m)**

Being a uPVC double glazed frame set on a dwarf wall with polycarbonate roof and a door to the outside. The flooring is laminate and there is a TV aerial point.



Kitchen 8' x 9'7 (2.44m x 2.92m)

Fitted with wood effect fronted wall and base units with a pale flecked worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and gas hob with cooker hood, space for an upright fridge freezer and plumbing for a washing machine or dishwasher. There is a wall mounted gas fired boiler which provides the hot water and central heating. There is a single radiator, a uPVC double glazed window to the rear and a uPVC double glazed door opens into the conservatory.

**First Floor-Landing**

A uPVC double glazed window at the half landing gives natural light. There is a recessed wardrobe and pine panel doors off.

Bedroom One 11'7 x 9'8 (3.53m x 2.95m)

Having a single radiator and a uPVC double glazed window to the front.

**Bedroom Two 10' 7 x 9'9 (3.05m 2.13m x 2.97m)**

Built in wardrobes to one side give hanging shelf space and locker storage. There is a single radiator and a uPVC double glazed window to the rear.

Bedroom Three 7'9 x 9'9 (2.36m x 2.97m)

There is a single radiator and a uPVC double glazed window to the front.



Bathroom 8'3 x 6'7 (2.51m x 2.01m)

Fitted with a toilet, a wash basin and a bath with a Mira electric shower over, tiles around and a clear shower screen. There is a single radiator, an extractor fan and a uPVC double glazed window to the rear. A recessed airing cupboard houses the hot water tank and shelves.

**Outside**

To the front of the house is a double with block paved drive giving off-road parking and access to the;

Garage 16'8 x 7'10 (5.08m x 2.39m)

Having an up and over door light power, water supply and there is plumbing for a washing machine.

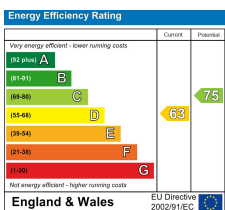
A gate to the side of the house opens to a broad stone flagged path which leads to the rear where there is a sunken gravel garden interspersed with shrubs and a lawn to the side.

The garden enjoys a suddenly aspect with a high level of direct sunlight.





GROSS INTERNAL AREA
TOTAL: 93 m²/994 sq.ft
FLOOR 1: 50 m²/535 sq.ft FLOOR 2: 43 m²/459 sq.ft
EXCLUDED AREA: GARAGE: 11 m²/118 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

