

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Castle Hill Road, Penrith, CA11 7HA



- **Semi Detached Family Home in Penrith Town Centre**
- **Living Room + Dining Kitchen**
- **Three Bedrooms + First Floor Bathroom**
- **Off Road Parking + Garden to the Rear**
- **uPVC Double Glazing**
- **Gas Central Heating - New Boiler 2024**
- **Tenure- Freehold. Council Tax Band - B. EPC - D**

Asking price £170,000

Convenient for Penrith town centre, this ever popular style of semi detached family home is a great opportunity to buy a property which will benefit from some general updating, yet offering comfortable accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, 3 Bedrooms and a Bathroom.

Outside there is off road parking to the front of the house, a party covered area to the side and a rear garden with a westerly aspect.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler which was replaced in October 2014.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road, number 18 is on the right.

The what3words position is; patching.persuade.warthog

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part double glazed timber panel door;

Entrance Hall

A return staircase leads to the first floor with cupboard below housing the gas meter. There is a built-in shelved store cupboard, a double radiator and doors off to the kitchen and;

Living Room 16' 10' 11'4 (4.88m 3.05m 3.45m)

A living flame gas fire is set in a marble surround and hearth. There is a double radiator, a TV aerial lead and uPVC double glazed windows faced to the front and rear.



Kitchen 10'7 x 12'1 (3.23m x 3.68m)

Fitted with cream fronted wall and base units and a marble effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is an electric cooker point and plumbing for a washing machine. A wall mounted Worcester gas fired condensing combination boiler (installed 2024) provides the hot water and central heating. A wall cupboard houses, the fuse box and the electric meter and there is a single radiator, uPVC double glazed windows to two sides and a part glazed timber door opens to the rear.

**First floor – Landing**

uPVC double glazed window in the stairwell gives natural light, a ceiling trap gives access to the loft space and there is a recessed shelved linen cupboard.

Bedroom One 10' x 11'11 (3.05m x 3.63m)

There is a TV aerial lead, a single radiator and a uPVC double glazed window to the rear.



Bedroom Two 6'6 x 13'3 (1.98m x 4.04m)

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



Bedroom Three 6' x 11'9 (1.83m x 3.58m)

There is a single radiator at the uPVC double glazed window to the rear.



Bathroom 4'4 x 8'5 (1.32m x 2.57m)

Fitted with a toilet, wash basin and a panelled bath with mixer handset shower taps. The walls are parked tiled and there is a single radiator, a shaver socket/light and a uPVC double glazed window.



Outside

The front garden has been laid to tarmac to give off-road parking for at least two cars and access to a narrow, partly covered parking area to the side of the house.

A gate opens to the;



Rear Garden

Across the width of the house is a tarmac area and adjoining the house is a brick built outhouse with a water supply.

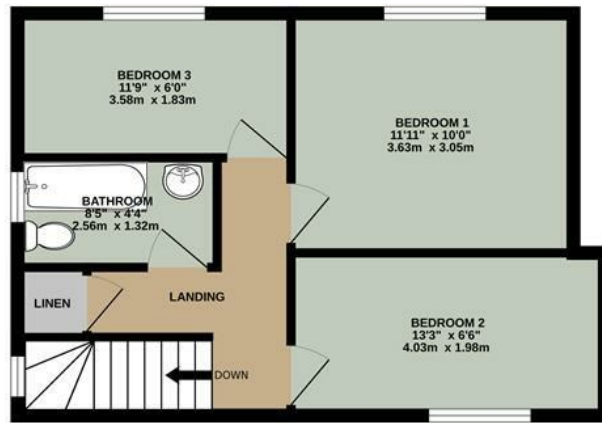
Steps lead up to a gravel garden area.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

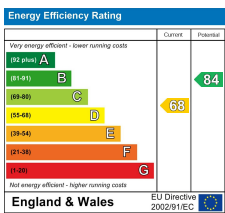


1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 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.
Made with Metropix 6/2026



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

