

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Greystoke Road, Penrith, CA11 9EB



- **Smart Semi Detached Family Home**
- **Living Room, Dining Kitchen, Conservatory with Air Conditioning + Utility Room**
- **3 Bedrooms + Shower Room**
- **Low Maintenance Gardens + Garden Sheds**
- **Off Road Parking Space**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating - D**

Asking price £220,000

This popular style of semi detached family house, on the edge of Penrith yet under half a mile from the town centre, has undergone a great many improvements and updates to create a comfortable home with accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Conservatory, Utility Room, 3 Bedrooms and a Shower Room. The gardens have been landscaped, being laid mainly to Block Paving and Gravel Beds for low maintenance and also include an Off Road Parking Space. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Combi Boiler.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout, the B5288 signposted to Greystoke. Follow the road for a third of a mile and where the road forks between Newton Road and Greystoke Road, number 2 is directly ahead.

The what3words position is; blush.tentacles.scrapers

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 B.

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 fee 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

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hallway

Stairs lead to the first floor with storage cupboard below. The flooring is a wood effect laminate and there is a double radiator. Doors open to the kitchen and;



Living Room 9'1 x15'1 (2.77m x4.60m)

There is a wall mounted electric flame effect heater, a TV aerial lead, a double radiator and a uPVC double glazed window to the front.



Kitchen 10'10 x 21'10 (3.30m x 6.65m)

Fitted to three sides with pale wood effect fronted wall and base units and a granite effect work surface incorporating a one and a half bowl stainless steel sink with mixer tap and tiled splashback. There is a built-in Neff electric oven, a Hotpoint combination microwave and a Neff induction hob with stainless steel cooker. There is also plumbing a washing machine and dishwasher. The flooring is wood effect laminate, there is a double radiator, a TV aerial point, a uPVC double glazed window to the side, a part glazed door to the laundry room and uPVC double doors to the;



Conservatory 9'8 x 13'5 (2.95m x 4.09m)

Being a uPVC double glazed frame set on a low wall with an opaque polycarbonate roof. The flooring is ceramic tiled, there is a double radiator and an air-conditioning unit. Double doors open to the rear.



Utility Room 9'8 x 6'2 (2.95m x 1.88m)

There is space for an American style fridge freezer and a base unit with wood effect work surface has space below for a tumble dryer. That are uPVC double glazed windows to two sides, the roof is opaque polycarbonate and the flooring is ceramic tiled.



First Floor-landing

A ceiling trap with drop-down ladder gives access to the boarded and insulated roof space with a light.

Principal Bedroom 11' x 11'10 (3.35m x 3.61m)

Built in wardrobes across one end of the room give hanging and shelf space. There is a double radiator and a uPVC double glazed window faces to the rear.



Bedroom Two 8'5 x 14'1 (2.57m x 4.29m)

Recessed wardrobes to one side give hanging and shelf storage. There is a double radiator and a uPVC double glazed window to the rear.



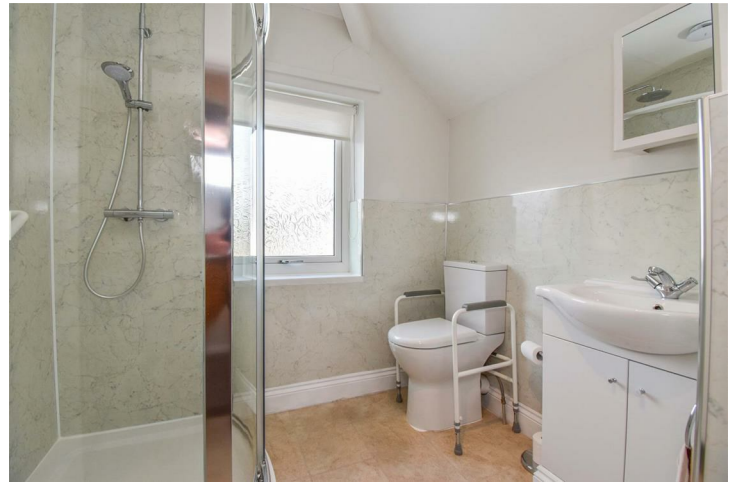
Bedroom Three 7'11 x 7'7 (2.41m x 2.31m)

There is a recessed wardrobe above the stair head, a double radiator and a uPVC double glazed window to the front.



Shower Room 8' x 7'7 (2.44m x 2.31m)

Fitted with a contemporary toilet, a wash basin with cabinet below and above and a large shower enclosure with a twin head mains fed shower over and marine boards to two sides. The remaining walls are part marine board, the flooring is vinyl tiled and there is an extractor fan, a chrome heated towel rail and a uPVC double glazed window to the rear. To one corner a built-in cupboard houses, a baxi gas fired condensing combi boiler which provides the hot water and central heating..



Outside

There is a brick wall around the roadside boundary with a pedestrian gate and double metal gates allowing vehicle access. The garden to the front of the house is laid to gravel and block paving for ease of maintenance.



A block paved path extends along the side of the house

To the side of the garden area is a block paved parking space with a sloped path leading up to a block paved terrace across the side of the house with a gravel bed beyond.

There is a:



Wooden Garden Shed 11'8 x 7' (3.56m x 2.13m)

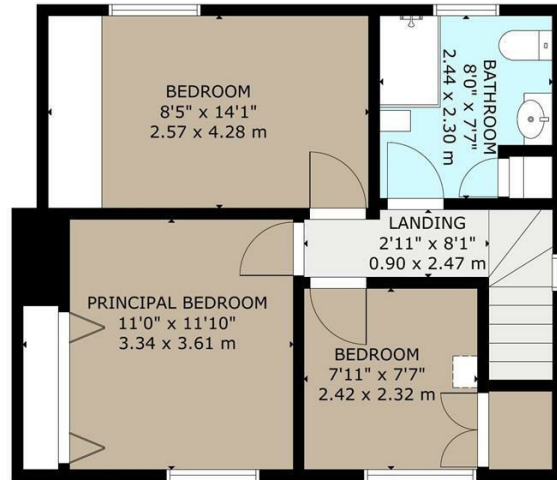
Having double doors to the front, a door to the rear, a window to the side and there are power points and a light.

A path between the house and the shed leads to a rear area laid to stone flags with a further wooden shed



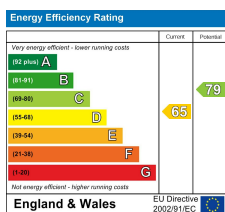


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 103 m²/1,109 sq.ft
FLOOR 1: 61 m²/657 sq.ft, FLOOR 2: 42 m²/452 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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