

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

45 Scotland Road, Penrith, CA11 9HL



- **Modern and Efficient Mid Terrace Cottage**
- **Less Than Half a Mile From Penrith Town Centre**
- **Living Room + Dining Kitchen with Pantry**
- **3 Bedrooms + Bathroom with Shower Over the Bath**
- **Enclosed Rear Yard + Off Road Parking Space**
- **uPVC Double Glazing + Gas Central Heating via Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating - C**

Asking price £195,000

Less than half a mile to the north of Penrith town centre, 45 Scotland Road is a comfortable and efficient modern cottage with accommodation comprising; Entrance Hall, Living Room, Dining Kitchen with Pantry, Landing, 3 Bedrooms and a Bathroom with a shower over the bath. Outside there is an Enclosed Rear Yard with an Outhouse and there is an Off Road Parking Space.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler which help to give an EPC rating of C.

Location

From the centre of Penrith, head up Castlegate, across the two mini roundabouts and down Brunswick Road. At the bottom of the hill, follow the road to the left, keep in the left hand lane and head North on Stricklandgate, which becomes Scotland Road. Cross over the mini roundabout, drive around the right hand bend, number 45 is on the right hand side.

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.

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 uPVC double glazed the door to the;

Hallway

Having a double radiator and a telecoms point. Stairs lead to the first floor and a door opens to the;

Living Room 14'1 x 12'4 (4.29m x 3.76m)

The flooring is laminate and there is a modern upright column radiator, a uPVC double glazed tilt and turn window to the front and a door to the;



Dining Kitchen 11'10 max by 15'8 (3.61m max by 4.78m)

The kitchen area is fitted with a range of contemporary white gloss fronted wall and base units and a dark flecked worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in mid height electric oven with a microwave above and a gas hob with cooker hood. Below the worksurface is plumbing for a dishwasher and washing machine and there is space for a large American style fridge freezer. One of the wall cabinets houses a Worcester gas fired condensing combination boiler which provides a hot water and central heating.



The flooring is laminate tiled, there is a modern upright column radiator and a door gives access to the under stairs storage with power and which also houses the electric meter and MCB consumer unit. A uPVC double glazed window and door face to the rear, the door opening to the rear porch and a door opens to a walk in pantry with light and shelves.



First Floor-Landing

A ceiling trap gives access to the insulated and part boarded roof space. There is a recessed linen cupboard with shelves and a large cupboard built-in above the stair head. Doors lead off to the bedrooms and bathroom.

Bedroom One 11'5 x 8'10 + wardrobes (3.48m x 2.69m + wardrobes)

Recessed wardrobes to one end of the room provide hanging, shelf and drawer storage. There is a double radiator, a wall point for a TV and a uPVC double glazed tilt and turn window to the front.



Bedroom Two 12'7 x 7'7 (3.84m x 2.31m)

Having a double radiator and a uPVC double glazed tilt and turn window overlooking the rear garden.



Bedroom Three 8'11 x 7'9 (2.72m x 2.36m)

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



Bathroom 6'x 6'5 (1.83mx 1.96m)

Fitted with a contemporary toilet and wash basin set in a vanity unit with concealed cistern and a cabinet. A square-ended shower bath has a mains fed twin head shower over, a clear screen and marine board to two sides. The flooring is laminate tiled and there is a chrome heated towel rail and a double glazed Velux roof window.



Outside

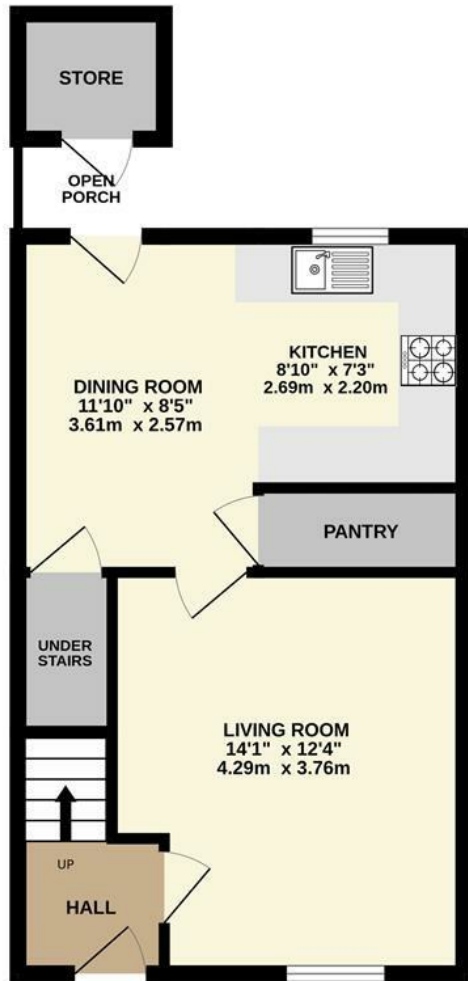
A shared covered drive to the side of 45 Scotland Road gives vehicle access to a rear shared car park where there is the right to park one car.

To the rear of the house is an enclosed yard laid to flags for ease of maintenance with a gate opening to the car park. There is an outside water tap and an outside light.

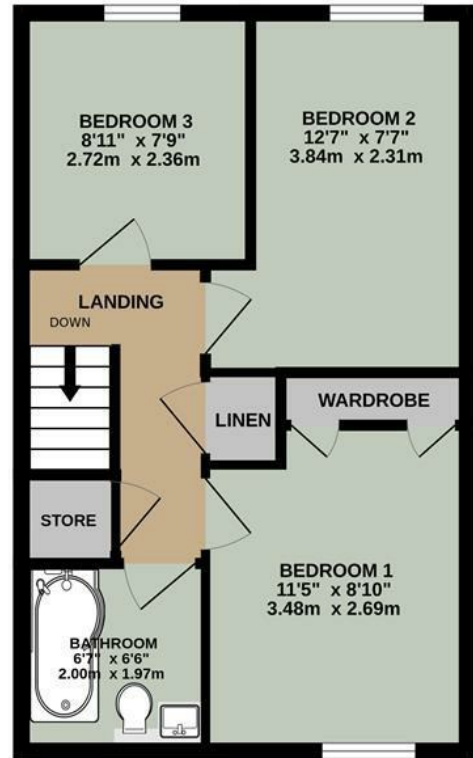


Accessed from the open rear porch is a brick built outhouse with light and power points.

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

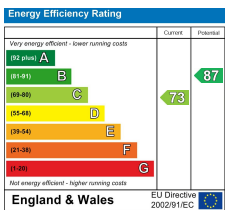


1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
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