

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

4 Carleton Hall Road, Penrith, CA10 2AX



- **Modern Mid Terraced House on the Edge of Penrith**
- **Spacious Living Room and Kitchen**
- **2 Double Bedrooms and First Floor Bathroom**
- **Gardens to the Front and Rear**
- **uPVC Double Glazing and Gas Central Heating**
- **Off Road Parking Space for 2 Cars**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

Asking price £175,000

Forming part of a small crescent of 5 houses, 4 Carleton Hall Road is a modern and deceptively spacious home, only 200m from Penrith Rugby Club and under a mile from Penrith town centre, offering accommodation comprising; Entrance Hall, Kitchen, Living Room, 2 Double Bedrooms and a Bathroom. Outside there is a small Forecourt Garden, an enclosed Rear Garden and a 2 car Parking Space. The property also benefits from uPVC Double Glazing and Gas Central Heating from a Worcester Condensing Boiler.

Location

From the centre of Penrith, head South on King Street and at the traffic lights, fork left into Roper Street which becomes Carleton Road. Turn right into Pategill Road and follow through the estate to Carleton Hall Road and fork right into a private parking area for the residents of 1 to 5.

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.

Measurements

Owing to the irregular shape of the rooms, the dimensions given are the maximum dimensions.

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 composite security door to the;

Entrance Hall

Stairs leads to the first floor and there is a double radiator, a telephone point and a wall mounted Worcester condensing Combi boiler providing the hot water and central heating. A multi pane glazed door opens to the;

Kitchen 14'9 x 12'1 max (4.50m x 3.68m max)

Fitted with pale wood effect fronted wall and base units and a wood effect worksurface incorporating a stainless steel single drainer sink and tiled splashback. There is a built-in electric oven and gas hob with extractor hood, plumbing for a washing machine, space for an upright fridge freezer and space for a further under counter appliance. A uPVC double glazed window faces to the front and there is a double radiator. A door opens to the understairs cupboard and a multi pane glazed door opens to the;



Living Room 10'9 x 18'3 max (3.28m x 5.56m max)

A uPVC double glazed window and double doors face onto the rear garden and there is a double radiator, a TV aerial point and a satellite lead. To one side of the room is a flu for a gas fire.



First Floor-Landing

There is a recessed airing cupboard with single radiator and shelf and a ceiling trap gives access to the roof space.

Bedroom One 11'4 x 11'10 max (3.45m x 3.61m max)

Having a single radiator, two wall light points and a TV aerial. There is a large recessed wardrobe with hanging space.



Bedroom Two 11'4 x 11'5 max (3.45m x 3.48m max)

There is a single radiator, two bed head wall light points and a large recessed wardrobe with hanging space. A uPVC double glazed window faces to the front



Bathroom 7'4 x 6'7 (2.24m x 2.01m)

Fitted with an off-white three-piece suite having a Mira mains fed shower over the bath and tiles around. There is a single radiator, a shaver socket, an extractor fan and a uPVC double glazed window to the rear.



Outside

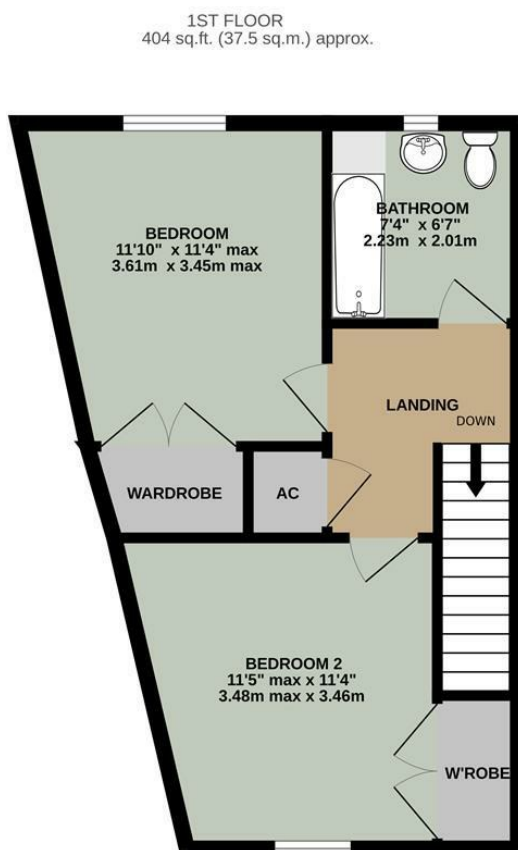
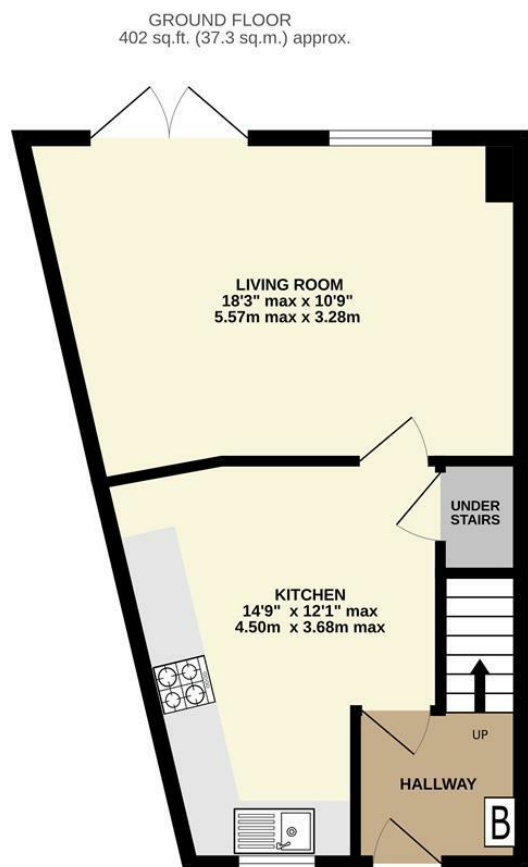
To the front of the house, the garden is laid to gravel with a flagged path from the front gate to the front door.



To the rear of the house is an enclosed garden area laid mainly to grass with a small flagged patio by the patio doors from the living room and a path to a rear gate opening to the pavement .

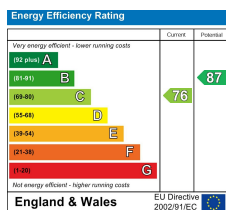


There is a parking space for two cars if parked in tandem.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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