

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

60 Holme Riggs Avenue, Penrith, CA11 8NL



- **Popular Style of Semi Detached Family Home**
- **Convenient Location for Penrith Schools + the Town Centre**
- **Living Room, Dining Room, Kitchen + Utility Room**
- **Three Bedrooms + First Floor Bathroom**
- **Gas Central Heating + uPVC Double Glazing**
- **Enclosed Rear Garden with Brick Outhouse , Off-Road Parking Space + Adjoining Garage**
- **In Need of General Updating**
- **Excellent Potential to Extend - Subject to PP**
- **Tenure - Freehold. EPC Rate - D, Council Tax Band - C.**

Price £190,000

Positioned at the top of the hill, giving good access to the schools of Penrith and the town centre, 60 home Riggs Avenue is a popular style of semi detached family home with accommodation comprising: entrance hall, living room, dining room, kitchen, utility room, landing, three bedrooms and a bathroom. Outside there is a front garden and off-road parking space leading to an adjoining garage and to the rear is an enclosed garden with brick built out house whilst the house benefits from UPVC double glazing and gas central heating. It is in need of general updating throughout as well as having the potential to extend to the side.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road which becomes Wetheriggs Road. Turn right into Holme Riggs Avenue, drive to the top of the hill and number 60 is on the right.

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

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 an open portico with a part glazed door to the;

Hallway

Stairs, with a storage cupboard below, lead to the first floor. There is a double radiator, a telephone point and a wall cupboard housing the fuse box and electric meter. Doors lead off to the kitchen and;



Living Room 12'11 x 11'10 (3.94m x 3.61m)

There is a wall mounted gas fire, a single radiator, a telephone point and a uPVC double glazed window to the front. A sliding glazed door, with glazed side panels opens to the;



Dining Room 10'6 x 8'11 (3.20m x 2.72m)

A corner mounted gas fire has a gas fired back boiler providing the hot water and central heating. There is a single radiator, a uPVC double glazed window to the rear and a door to the;



Kitchen 10'6 x 8'6 (3.20m x 2.59m)

Fitted with wall and base units and a wood effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is an electric cooker point, a single radiator and two double glazed windows overlooking the back garden. To one corner is a built in shelved pantry. A door opens into the hall and a door opens into the;



Utility Room 9'7 x 9'6 (2.92m x 2.90m)

Having a base unit with a stainless steel single drainer sink and plumbing below for a washing machine. A door opens to the rear garden and an open doorway leads to the garage.



First Floor - Landing

A uPVC double glazed window to the side gives natural light. There is a narrow shelved cupboard and a ceiling trap with ladder gives access to the insulated roof space.

Bedroom One 13'1 x 10'1 (3.99m x 3.07m)

There is a built-in shelved store cupboard to the side of the chimney breast, a single radiator and a uPVC double glazed window to the front.



Bedroom Two 10'7 x 10'3 (3.23m x 3.12m)

A built-in cupboard to one corner houses the hot water tank. There is a single radiator and a uPVC double glazed window to the rear with an open outlook across the rooftops of Penrith.



Bedroom Three 6'8 x 7'7 + door well (2.03m x 2.31m + door well)

A built-in cupboard above the stairwell has hanging and shelf space. There is a telephone point, a single radiator and a uPVC double glazed window to the front.



Bathroom 5'6 x 7'5 (1.68m x 2.26m)

Fitted with an avocado three-piece suite with a Mira electric shower over the bath the walls are tiled. There is a single radiator and two uPVC double glazed windows to the rear.



Outside

To the front of the house is a garden to lawn with flowering borders and a tarmac driveway giving off-road parking and access to the;



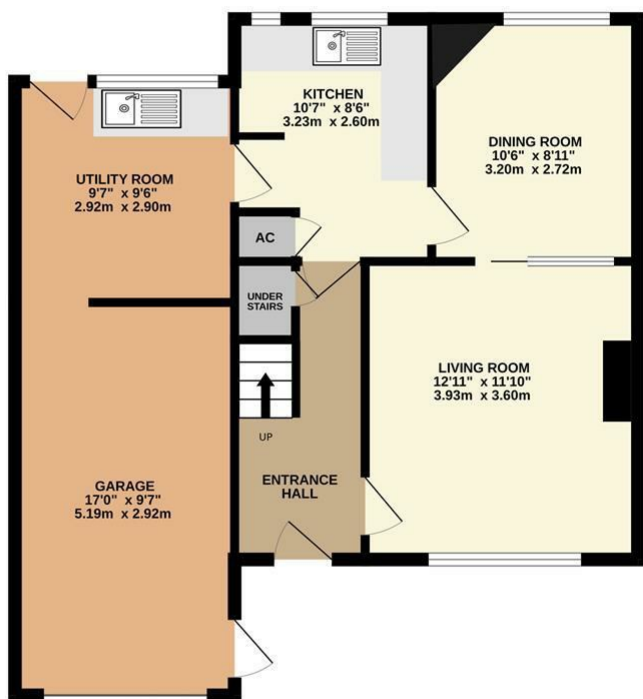
Garage 17' x 9'8 (5.18m x 2.95m)

Having an open over vehicle door, a pedestrian side door, light and power point. An open doorway leads into the utility room.

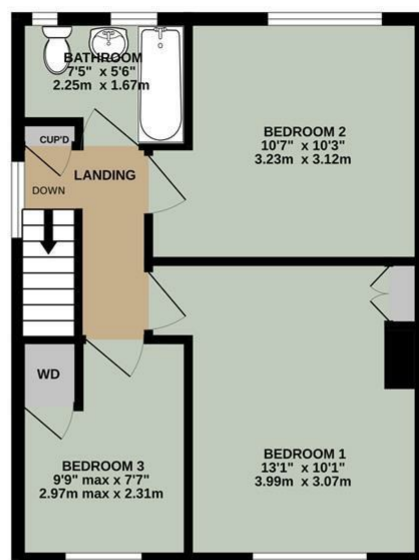
To the rear of the house is an enclosed garden, part flagged and part to grass with a granite chip path along the rear of the house and up the side of the garden. There is a brick built out house in two sections.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

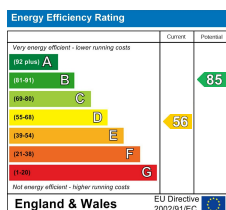


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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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Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

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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

