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Residential  
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## **37 Greystoke Park Road, Penrith, CA11 9BT**



- **Semi Detached Family Home in a Cul-de-sac Location**
- **In need of General Refurbishment and Cosmetic Improvement**
- **Living Room, Kitchen + Cloakroom**
- **4 Bedrooms, House Bathroom + Separate Shower Room**
- **Integral Garage + Off Road Parking, Forecourt Garden + Enclosed Rear Garden**
- **Gas Fired Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate D- Council Tax Band C**

**Asking price £190,000**

37 Greystoke Park Road is a popular style of semi detached family home, set towards the head of a cul-de-sac and having accommodation comprising; Entrance Hall, WC, Kitchen, Living Room, Landing, 4 Bedrooms a Shower Room and a Bathroom. Outside there is Off Road Parking for up to 3 cars, an Adjoining Garage, a Forecourt Garden and an enclosed Rear Garden.

This excellent family home is in need of refurbishment throughout, however, it does have the benefit of uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

### **Location**

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit and the next mini roundabout, signposted to Greystoke. Follow the road for a third of a mile and fork left into Greystoke Road. Take the first left into Mardale Road and turn left into Greystoke Park Road, left again and right at the T Junction. Number 37 is on the left.

### **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

## **ACCOMMODATION**

### **Entrance**

Via an open porch and a uPVC part double glazed door to the;

### **Hall**

Having a single radiator and stairs to the first floor. There is a wall mounted MCB consumer unit and doors off to the cloakroom, garage and;

### **Kitchen 14'10 x 17'2 (4.52m x 5.23m)**

Fitted with a range of wall and base units with a stainless steel single drainer sink and tiled splashback. There is space for a slot in electric cooker and plumbing for a washing machine. One of the units houses, an Ideal gas fired condensing boiler providing the hot water and central heating. There is a single radiator, a uPVC double glazed window to the front and a multi pane glazed door leads to the;



**Living Room 15' max x 21'1 (4.57m max x 6.43m)**

A uPVC double glazed window and sliding patio doors face to the rear. There is an electric fire point and two double radiators. A door gives access to the under stair cupboard.



**Cloakroom 2'6 x 5'8 (0.76m x 1.73m)**

Fitted with a white toilet, a corner wash hand basin and having a window to the side.

**First Floor - Landing**

With doors off and the ceiling trap to the loft space above.

**Bedroom One 9'2 x 10'5 (2.79m x 3.18m)**

Having a triangular bay window facing into the front, a double radiator and recessed cupboard above the stair head. There is a TV aerial point and telephone point.



**Bedroom Two 10' x 10'5 (3.05m x 3.18m)**

Having a uPVC double glazed window to the rear, a double radiator, a TV aerial point and a telephone point.





**Bedroom Three 9'11 x 8'11 (3.02m x 2.72m)**

Having a UPVC double glazed window to the rear, a double radiator and a TV aerial point.

**Bedroom Four 10'5 x 8'7 (3.18m x 2.62m)**

Having a uPVC double glazed window to the front double, a radiator and TV aerial point.

**Bathroom 7'3 x 5'5 (2.21m x 1.65m)**

Fitted with a white three-piece suite. There is an extractor fan, a single radiator, a shaver point and the walls are part tiled.

**Shower Room 7'3 x 4' (2.21m x 1.22m)**

Fitted with a toilet, a wash basin and a large shower enclosure with mains fed shower over. There is a single radiator and a uPVC double glazed window to the side.

**Outside**

To the front of the property is parking for 2/3 cars and a block paved drive with access to the garage.

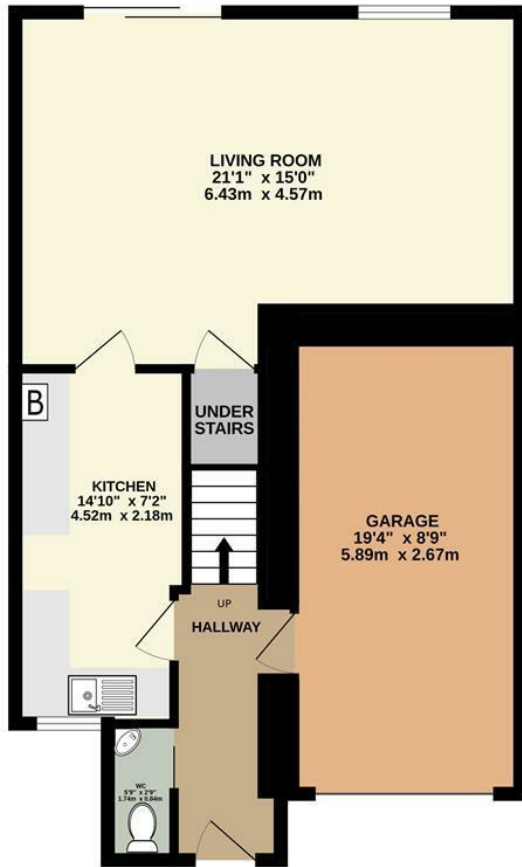
A metal gate provides access to the block paved forecourt with steps to the front door.

**Integral Garge 19'4 x 8'9 (5.89m x 2.67m)**

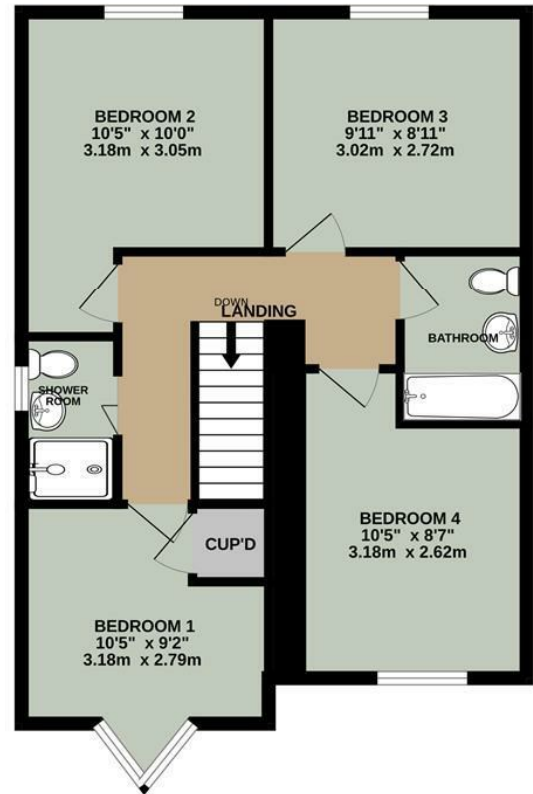
Having an up and over door, light and power. There is an internal door to the hallway.

A shared path to the side of the property leads to the rear where there is an enclosed garden area.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

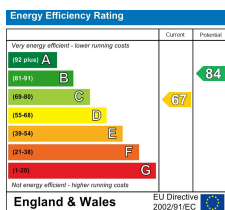


1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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 - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://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](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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