

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

22 Sockbridge Drive, Sockbridge, CA10 2JP



- **Detached Bungalow on the Fringe of the Lake District National Park**
- **Desirable Village Between Penrith and Ullswater**
- **Living Room, Dining Room + Kitchen**
- **Three Bedrooms + Bathroom with Bath and Separate Shower**
- **Off Road Parking and Adjoining Garage with Car Port**
- **Manageable Gardens to the Front and Rear**
- **Oil Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC - F**

Asking price £320,000

Sockbridge Drive bungalows have always been popular owing to the excellent location, between Penrith and Ullswater and being in a peaceful position in the village which has vibrant local community, a busy pub/restaurant, an active village hall and is also on a regular bus route.

Number 22 offers accommodation comprising; Hallway, Living Room, open to the Dining Room, Kitchen, 3 Bedrooms and a Bathroom with a bath and separate shower. There is a low maintenance Garden to the front and rear and Off Road Parking for 2 to 3 cars, a Car Port and a Garage.

The property is in need of general updating and improvement, however, does benefit from uPVC Double Glazing and Oil Central Heating.

Location

From Penrith, head South on the A6, drive through Eamont Bridge and turn right at the mini roundabout, sign posted to Tirril and Pooley Bridge. Follow the road into Tirril and drive past the Queen's Head and the garage. Turn right into Quacker's Lane and right again into Sockbridge Drive,

Amenities

Sockbridge, is located between Penrith and Lake Ullswater and is on the fringe of the Lake District National Park and is conveniently situated for access to Ullswater and the surrounding Fells. In the adjoining village of Tirril there is a well patronised public house, a village hall supporting community events, a garage with filling station and an historic church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 miles.

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 and electricity are connected to the property. Heating is by fuel oil.

Tenure Freehold

The property is freehold and the council tax is band C.

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 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;

Kitchen 11'9 x 9'4 (3.58m x 2.84m)

Fitted with a range of painted wall and base units with a cream work surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tile splashback. There is a built-in electric double oven and ceramic hob with cooker hood, an integral fridge, plumbing for a dishwasher and a built-in breakfast table. The floor is terracotta tile, a uPVC double glazed window faces to the front, a serving hatch opens to the dining room and a door leads to the;



Hallway

Having a single radiator, a recessed coat cupboard and a ceiling trap with drop-down ladder gives access to the insulated and part boarded loft space. A uPVC double glazed door opens to the rear and doors open into the bedrooms, bathroom and;

Living Room 16'4 x 12'4 (4.98m x 3.76m)

An LPG living flame fire is set in a brick surround with a marble half and having a TV shelf to the side. There are two radiators, uPVC double glazed windows to two sides and a broad opening to the;



Dining Room 8'11 x 9'4 (2.72m x 2.84m)

Having a radiator and uPVC double glazed windows to the side and front.



Bedroom One 13'2 x 9'4 (4.01m x 2.84m)

Having built-in wardrobes with hanging, shelf and locker storage and a further recessed shelved cupboard. There is a radiator and a uPVC double glazed window.



Bedroom Two 9'7 x 10'5 (2.92m x 3.18m)

Having a radiator and a uPVC double glazed window.



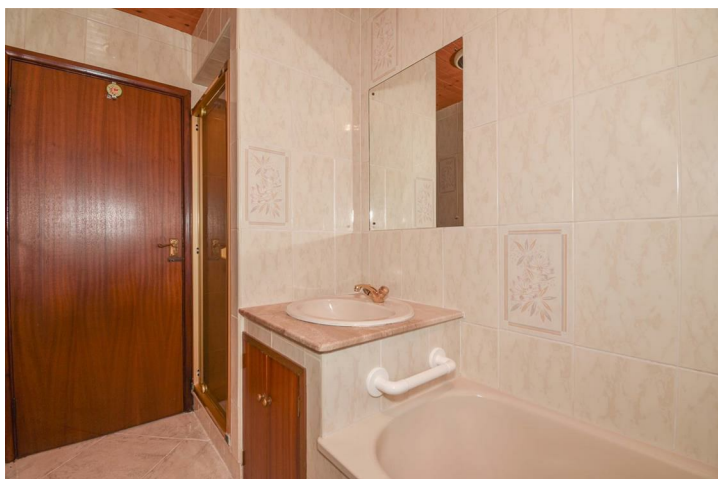
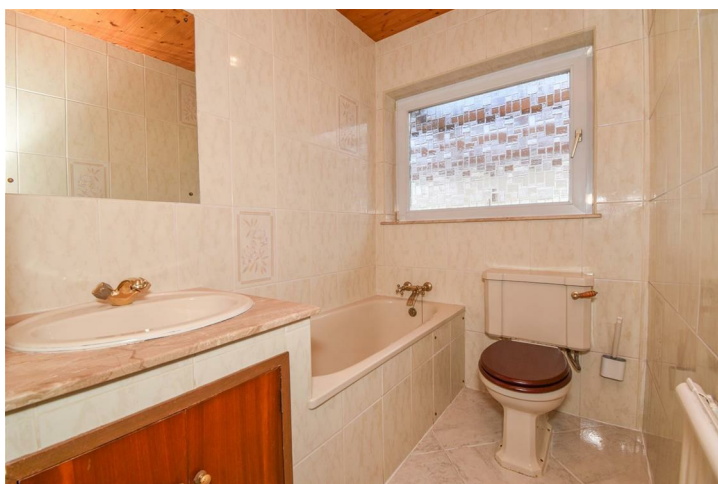
Bedroom Three 7'2 x 8'8 (2.18m x 2.64m)

A recessed wardrobe provides hanging and shelf storage space and there is a radiator and a uPVC double glazed window.



Bathroom 5'1 x 9'4 (1.55m x 2.84m)

Fitted with a toilet, a steel bath, a wash basin with cabinet below and a separate tiled shower enclosure with a mains fed shower. The walls and floor are fully tiled, the ceiling is pine panelled and there is a radiator, an extractor fan and a uPVC double glazed window.



Outside

A drive from the roadside runs along the front of the building and allowing off-road parking for three vehicles, one below a carport, and access to the;

Garage

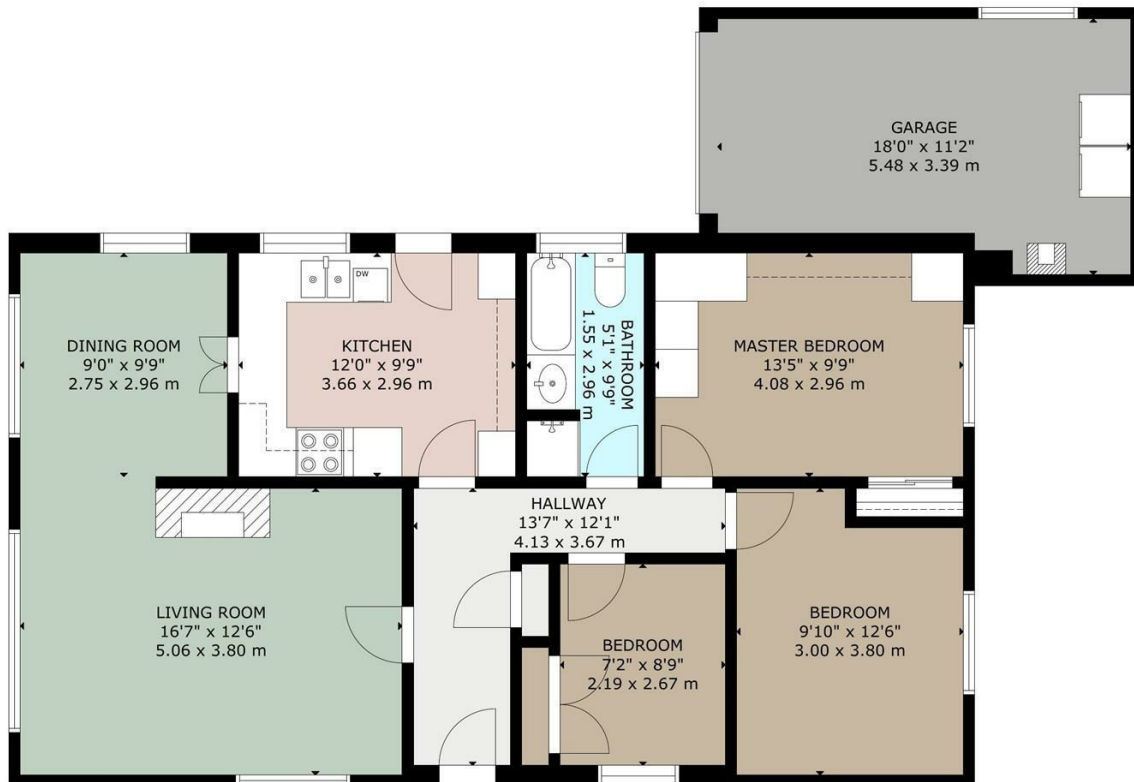
Having an up and over vehicle door, light and power points. A floor mounted oil fired boiler provides the hot water and central heating.

To the gable end of the bungalow, the garden is laid to a gravel bed with rose borders to two sides, a hedge to one side and a block paved patio to the other side.



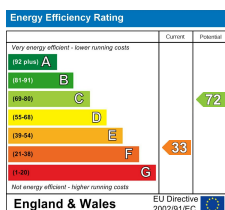
There is a block paved path to the front and rear leading to the far gable end which is laid to block paving for ease of maintenance.





GROSS INTERNAL AREA
TOTAL: 86 m²/929 sq.ft
FLOOR 1: 86 m²/929 sq.ft
EXCLUDED AREAS: GARAGE: 17 m²/180 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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