

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

7 Netherend Road, Penrith, CA11 8PF



- **Much Updated and Improved Detached Bungalow with Excellent Views Across Penrith**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room + Newly Fitted Kitchen**
- **3 Double Bedrooms + Newly Fitted Shower Room**
- **Well Maintained Gardens to the Front and Rear**
- **Off Road Parking Space + Garage**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - D. EPC Rate - D**

Asking price £345,000

In a convenient location for Penrith town centre, yet on a side street, 7 Netherend Road is an impeccably maintained and presented, detached bungalow, occupying a slightly elevated position with views across Penrith to Beacon Edge and with accommodation comprising; Hallway, Living Room, Kitchen, 3 Double Bedrooms and a Shower Room. There are well tended Gardens to the front and rear , an Off Road Parking Space and a Garage. The property also has the benefit of uPVC Double Glazing and Gas Fired Central Heating.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road. Turn right into Mayburgh Avenue and then left in to Netherend Road. Number 7 is on the left.

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

The property is freehold.

The council tax is band D.

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 composite security door to the;

Hallway

Having LVT flooring, a double radiator, recessed LED ceiling lights and a recessed coat cupboard. A ceiling trap gives access to the insulated and part boarded loft space above and doors open to the bedrooms and the bathroom. Multi pane glazed doors open to the kitchen and;



Living Room 22'8 x 11'11 (6.91m x 3.63m)

A flame effect, living flame gas fire is set in a white marble hearth and back. There are recessed LED downlights to the ceiling, the flooring is LVT and there are two double radiators, a TV aerial point and a telecoms point. uPVC double glazed windows faced to the front and the rear giving high levels of natural light and to the rear giving a magnificent view across the rooftops of Penrith to the beacon and Cross Fell. A door leads to the;



Kitchen 9'9 x 10' (2.97m x 3.05m)

Fitted in 2025 with a range of pale grey fronted wall and base units with a slate effect worksurface incorporating a single drainer sink with mixer tap. There is a built-in stainless steel gas hob with glass splashback and cooker hood and there is wiring for an electric oven. The units include an integral fridge freezer. There are recessed LED ceiling lights, the flooring is LVT tiled and a uPVC double glazed door and window face to the rear, the window benefiting from the fabulous view.



Bedroom One 9'9 x 12'11 (2.97m x 3.94m)

Built-in wardrobes to one wall provide hanging and shelf space. There is a single radiator and a uPVC double glazed window to the rear looks out across the gardens and the rooftops towards Penrith Beacon.



Bedroom Two 9'5 x 11'5 (2.87m x 3.48m)

Built-in wardrobes provide hanging and shelf storage. There is a single radiator and a uPVC double glazed window to the front.



Bedroom Three 9'5 x 11'1 (2.87m x 3.38m)

Having a single radiator and the uPVC double glazed window to the front.



Shower Room 7'11 x 6'6 (2.41m x 1.98m)

Fitted with a contemporary toilet, a wash basin set and a vanity unit with storage cupboards below and a quartz top. There is a separate shower enclosure, low-step, with a mains fed twin head shower over, marine boards around and a clear screen. The remaining walls are marine boarded to half height, the ceiling has recessed LED downlights and there is an extractor fan, a single radiator and a uPVC double glazed window.



Outside

Across the front of the is a well-maintained garden to lawn with flowering borders, a brick wall to the front boundary has a gate opening to the path leading to the front door.

To the side of the garden is a block paved parking space which extends across the front of the bungalow and also gives access to the;



Garage 23'6 x 9'3 (7.16m x 2.82m)

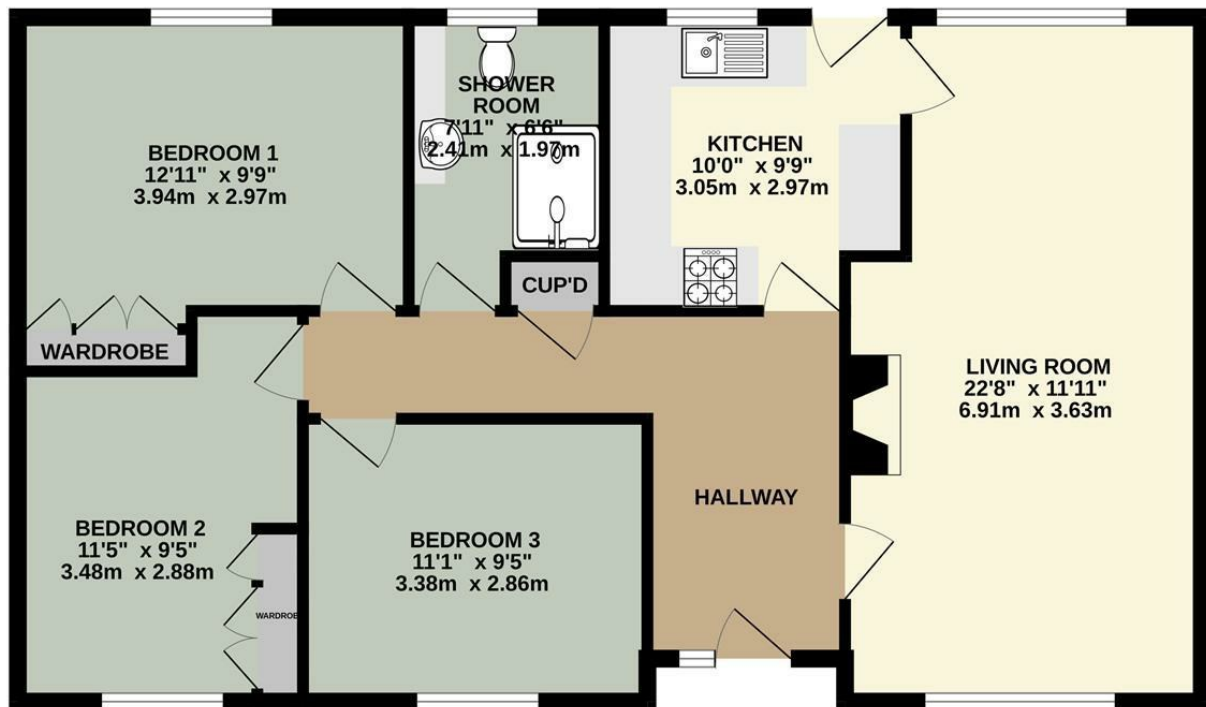
Having an automatic up and over door, lighting and Power points. UPVC double glazed windows faced to the side and rear and the UPVC door opens to the rear.

A gate between the house and garage opens to a resin pebble pathway leading to the rear garden and across the length of the bungalow.

The garden is laid mainly grass with a well stocked flowering and shrub bed across the full length, a gravel area and a path to a wooden deck seating area to one corner

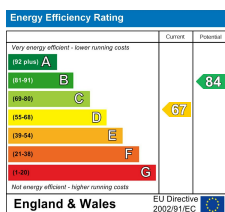


GROUND FLOOR 874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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