

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

56 Castle Drive, Penrith, Cumbria, CA11 7EE



- **Semi Detached Family Home**
- **Convenient Location for the Town Centre and Schools**
- **Living Room + Dining Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Forecourt Garden and Generous Rear Garden**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking Available**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

Price £185,000

Backing on to Penrith's Castle Park, 56 Castle Drive is a lovely semi detached family home, close to the town centre yet set on a relatively peaceful side road. The accommodation comprises: Hallway, Living Room, Conservatory, Dining Kitchen, 3 Bedrooms and a Bathroom. Outside there is a Forecourt Garden and a good size Rear Garden. The property also benefits from uPVC Double Glazing and Gas Fired Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, leave Great Dockray on Castle Hill Road and take the first right into Castle Drive, number 56 is up the rise and on the right hand side.

Amenities Penrith

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 vendor informs us that the property is freehold and the council tax is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Stairs lead of to the first floor with a cupboard below and there is a single radiator. Open doorways lead to the kitchen and;



Living Room 16'11 x 11'5 (5.16m x 3.48m)

Having a marble hearth and back with a painted surround. The flooring is oak, a uPVC double glazed window faces to the front and there is a double radiator and a satellite lead. uPVC double glazed double doors open to the rear where there is a base for a conservatory.



Dining Kitchen 10'9 x 12'2 (3.28m x 3.71m)

Fitted with a range of grey fronted units and granite effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap and tiled splashback. There is space for a 900mm dual fuel range cooker with a stainless steel splash back and stainless steel and glass cooker hood. There is plumbing for a washing machine, space for a tumble dryer and a housing for a fridge freezer. The flooring is vinyl tiled, a uPVC double glazed window and door faces to the rear.



First Floor -Landing

A ceiling trap gives access to the roof space.

Bedroom One 10'1 x 13'3 (3.07m x 4.04m)

A uPVC double glazed window faces to the rear and there is a single radiator.



Bedroom Two 6'5 x 12' (1.96m x 3.66m)

A uPVC double glazed window faces to the front and there is a single radiator.



Bedroom Three 5'11 x 11'8 (1.80m x 3.56m)

A uPVC double glazed window faces to the rear and there is a single radiator.



Bathroom

Fitted with a white toilet, a wash hand basin and a steel bath with tiling around and a mains fed shower over. The ceiling has recessed down lights, there is a chrome heated towel rail and a uPVC double glazed window. A built in airing cupboard also houses a gas fired condensing combi boiler which provides the hot water and central heating.



Outside

Steps lead up from the pavement to the front garden which is to gravelled beds and a tarmac path leads to the front door and along the side of the house to the rear garden which is part paved with a base for a conservatory.

Adjoining the house is a brick outhouse.

Steps lead up to a flagged, gravelled and lawned garden.

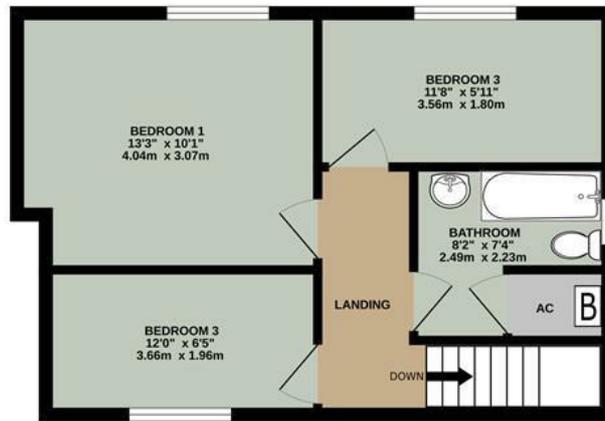
At the top of the garden is a concrete hardstanding for a garden shed or patio



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

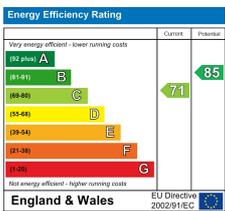


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

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