WILKES
GREEN
HILL

Residential
Estate Agents
Letting Agents

5 White Ox Way, Penrith, CA11 8QP

- **Detached Bungalow in a Cul-de-Sac Location on the North Side of Penrith**
- **Spacious Living Room + Dining Kitchen**
- **Three Double Bedrooms + Shower Room**
- **Manageable Gardens to the Front, Side and Rear**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Off Road Parking Space + Integral Garage with Automatic Door**
- **Tenure- Freehold. Council Tax Band - D. EPC - Rate D**

Asking price £290,000

Tucked away at the head of the cul-de-sac in this popular development by "Dudson Builders" of Penrith, 5 White Ox Way is a detached bungalow with spacious accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Three Double Bedrooms and a Shower Room. Outside there is an Off Road Parking Space leading to an Integral Garage and the Gardens extend around the Front, Side and Rear, the rear benefiting from a South Westerly Aspect.

Whilst the property will be improved with a cosmetic overhaul, it is well maintained and 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 two mini roundabouts and drive down Brunswick Road. At the bottom of the hill, follow the road round the left hand bend and stay in the left lane, forking left up Stricklandgate, which becomes Scotland Road. Drive past the two petrol stations and round the right hand bend. Turn right in to Salkeld Road and then first left in to Inglewood Road. White Ox Way is the first turn on the left and keep to the left into the first cul-de-sac.

The what3words position is; premiums.deranged.puppy

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 Freehold

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.

ACCOMMODATION

Entrance
Through an open porch with a uPVC double glazed door to the;

Entrance Hall 11'6 x 4'10 (3.51m x 1.47m)
A ceiling trap with drop-down ladder gives access to the insulated and part boarded loft space with light. There is a recessed coat cupboard, a double radiator and doors off to the bedrooms, shower room, dining kitchen and;

Living Room 14'7 x 17'3 (4.45m x 5.26m)
A gas flame effect fire is sat on a tiled hearth with a stone surround. There is a double radiator, a TV aerial lead and a sliding patio door with side window opens to the rear garden.

Dining Kitchen 9'9 x 17'3 (2.97m x 5.26m)
The kitchen area is fitted with a range of cream fronted units and a wood effect work surface incorporating a stainless steel single drainer sink with tiled splash back and there is a peninsula of units with cupboards above. There is space for a gas or electric cooker and space for an upright fridge freezer. A built-in airing cupboard houses a Baxi gas fired condensing boiler and the hot water tank.

There is a double radiator, a TV point, and two uPVC double glazed windows to the front. A door opens to the garage.

Bedroom One 14'7 x 13'8 (4.45m x 4.17m)
Fitted furniture to three sides including wardrobes with hanging and shelf space, locker storage, bedside tables, drawers and a dressing table. There is a double radiator, a TV aerial point and a uPVC double glazed window to the rear.

Bedroom Two 11' x 9'9 (3.35m x 2.97m)
A recessed wardrobe gives hanging, shelf and locker storage. There is a double radiator and a uPVC double glazed window to the rear.

Bedroom Three 9'9 x 10'1 (2.97m x 3.07m)
A built-in wardrobe gives hanging, shelf and locker storage and there is a double radiator and a uPVC double glazed window to the front.

Shower Room 6'1 x 8' (1.85m x 2.44m)
Fitted with a contemporary toilet, wash basin with cabinet below and a large low-step shower enclosure with a mains fed shower over, marine board to three sides and a clear screen. The remaining walls are ceramic tiled, the ceiling is PVC panel with recessed downlights and there is a chrome towel rail, an extractor fan, a shaver socket and a uPVC double glazed window to the front.

Outside
A block paved drive from the roadside gives off-road parking and access to the;

Garage 18'11 x 9'11 (5.77m x 3.02m)
Having an up and over automatic vehicle door, lights and power point. There is plumbing for a washing machine. A window and a uPVC double glazed door open to the rear and an internal door opens to the kitchen.

Across the front of the bungalow, the garden has been laid to gravel for low maintenance and is interspersed with low lying shrubs with a raised shrub and flower bed around.

To the southern gable end of the bungalow is a thin strip of garden to grass which extends across the rear, with flower and shrub borders, and leads to a flagged patio which can be accessed from the living room

Referal 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 :

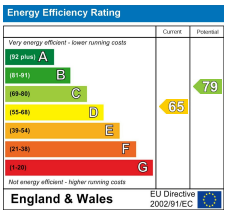
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROSS INTERNAL AREA
TOTAL: 98 m²/1,055 sq.ft
FLOOR 1: 98 m²/1,055 sq.ft
EXCLUDED AREA: GARAGE: 18 m²/194 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them a s statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

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