

11 Milner Mount, Penrith, Cumbria, CA11 8HD



- **Popular Style of Semi Detached House**
- **Through Lounge Dining Room, Conservatory + Breakfast Kitchen**
- **2 Double Bedrooms, En-Suite Shower Room + Bathroom**
- **Off Road Parking for 3 Cars**
- **Rear Garden with a South Westerly Aspect**
- **Double Glazing and Gas Central Heating**
- **View Across Penrith to the Lakeland Fells**
- **EPC Rating D, Council Tax Band - C**

Asking price £185,000

This popular style of semi detached house, has been converted from the original layout to create a lovely, stylish home with accommodation comprising: Entrance Hall, Through Lounge Dining Room, Conservatory, Breakfast Kitchen, 2 Double Bedrooms, En-Suite, Shower Room and a Bathroom. Outside there is Off Road Parking for 3 Cars and a South West Facing Garden with Patio and Lawn. The property also has the benefit of Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, drive up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Take the first right turn into Brentfield Way and follow the road up around the long left hand bend, Past Oak Road, up the rise and right into Milner Mount.

Amenities Penrith

Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 6 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 2 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.
The council tax band is band B.

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 fee 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 2025 was £253.00

ACCOMMODATION

Entrance

Through a part glazed, panelled door to the:

Hallway

Stairs lead off to the first floor with a cupboard below. There is a double radiator, a telephone point and multi panel glazed doors to the kitchen and;

Through Lounge Dining Room 12'1 x 12'5 + 9'6 x 9'3 (3.68m x 3.78m + 2.90m x 2.82m)

A living flame gas fire is set in a marble hearth and back with a polished wood surround. There is a double radiator, TV aerial and satellite leads and uPVC double glazed patio doors to the:



Conservatory 12'4 x 9'4 (3.76m x 2.84m)

Being a uPVC double glazed frame on a dwarf wall with a polycarbonate roof and French doors to the patio. There are two wall light points and a panel wall heater.



Breakfast Kitchen 9'1 x 15' (2.77m x 4.57m)

Fitted with a range of wood fronted wall and base units with a granite effect work surface incorporating a stainless steel, 1 1/2 bowl single drainer sink with splash backs to match the work surface. There is a built in stainless steel electric oven and gas hob with a stainless steel cooker hood above. There is plumbing for a washing machine and a dishwasher and space for an American style fridge freezer. There are; a double radiator, two double glazed windows to the rear and a part glazed panelled door to the driveway.



First Floor - Landing

A double glazed window gives natural light and a ceiling trap gives access to the insulated roof space. Pine panelled doors off.

Bedroom 1 12'2 x 12'4 (3.71m x 3.76m)

To one wall are built in wardrobes with hanging and shelf space. A double glazed window faces to the front and there are: a single radiator and a TV aerial lead.



En-Suite 8' x 6' (2.44m x 1.83m)

Fitted with a white toilet, wash basin and a walk in shower enclosure with a Mira mains fed shower over and marine boards around. A built in cupboard houses a gas fired, condensing combi boiler, which provides the hot water and central heating. There is a double radiator, an extractor fan and a double glazed window to the front.



Bedroom 2 9'1 x 10'5 (2.77m x 3.18m)

A double glazed window to the rear gives a view across Penrith to the Lakeland Fells. Single radiator



Bathroom 5'5 x 7'8 (1.65m x 2.34m)

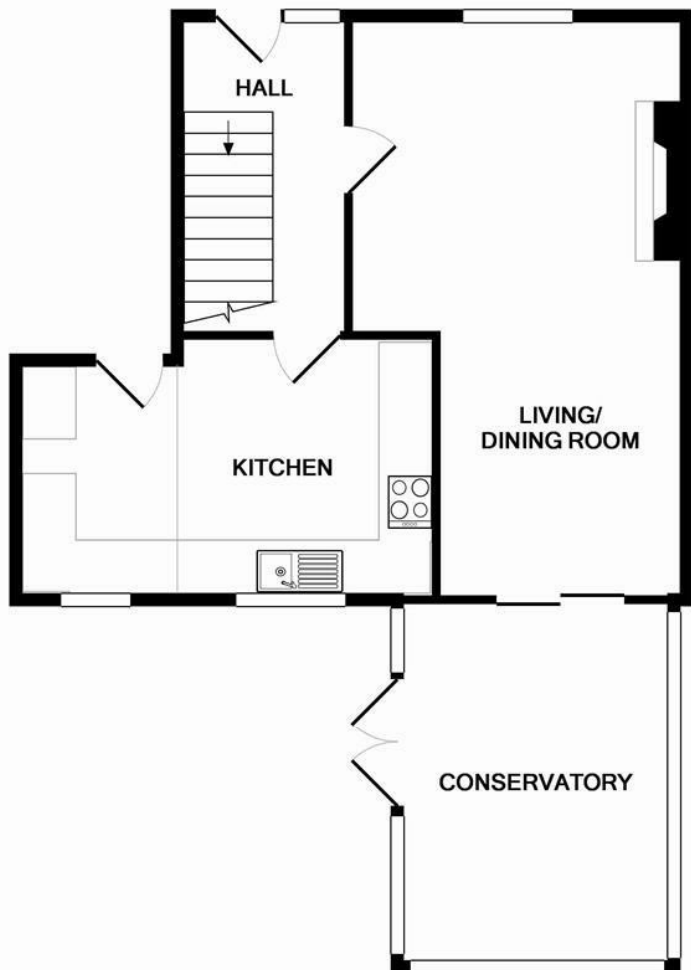
Fitted with a contemporary suite, including a b-bath with an Triton electric shower over and tiles around. There is a chrome heated towel rail and double glazed windows face to the side and rear.

Outside

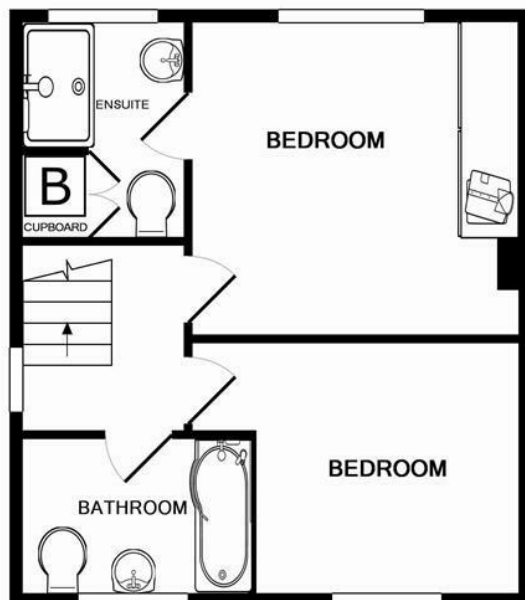
The front and side of the house are block paved giving off road parking for 3 cars.

A gate to the side of the house gives access to a flagged patio by the conservatory, with steps down to the garden area, mainly to grass with a gate to a rear access footpath.





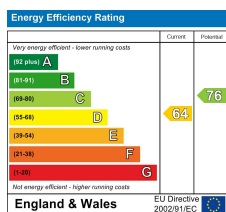
GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015



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 as 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

