WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

12 Pennine Way, Penrith, CA11 8EF



- **Popular Style of Semi Detached Family Home**
- **Living Room, Large Sun Room, Kitchen, Utility Room + WC**
- **3 Bedrooms + First Floor Shower Room**
- **Enclosed Rear Garden with a Southerly Aspect and a Workshop**
- **Off Road Parking for 4 Cars**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band B**

£275,000

An ever popular design of semi detached house, built in the late 1940s/early 1950s on a generous plot with a South facing garden, 12 Pennine Way is an impeccably maintained home with accommodation comprising: Entrance Hall, WC, Living Room, large Sun Room, Kitchen, Utility Room, 3 Bedrooms and a Shower Room.

There is Off Road Parking for up to 4 cars and a Beautiful Enclosed Garden to the rear with a Workshop.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler

Location
From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts into Fell Lane. Take the first right into Brentfield Way, the the second left into Hutton Hill and the 2nd right into Pennine Way.

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 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 with cupboard below, lead to the first floor. There is a single radiator, glazed doors to the living room & kitchen and a door to the



WC
Having a uPVC double glazed window and fitted with a toilet.

Living Room 20'5 x 13'9 (6.22m x 4.19m)
An electric flame effect fire is set on a stone hearth and stone effect surround with a built in TV shelf to the side. There is a uPVC double glazed window to the front, a double radiator and uPVC double glazed patio doors to the;





Sun Room 19' x 10'10 (5.79m x 3.30m)
uPVC double glazed windows face to three sides and the ceiling is sloped & panelled with 2 double glazed Velux roof lights. There is a double radiator and two wall light points.



Kitchen 8'4 x 10'10 (2.54m x 3.30m)

Fitted with gloss white fronted wall and base units with a cream work surface incorporating a stainless steel single drainer sink and a tiled splash back. There is space for a slot in electric cooker with a cooker hood, space for an an upright fridge freezer and plumbing for a dishwasher. There is a double radiator, a window to the side and a uPVC double glazed window to the rear. A part glazed door leads to the;





Side Lobby

The floor is quarry tiled and uPVC double glazed doors lead to the front and rear. A part glazed door leads to the

Utility Room

Currently used as a craft room and having a stainless steel single drainer sink in a base unit with hot and cold water. There is plumbing for a washing machine, space for a tumble dryer, space for an upright fridge freezer and there is a double radiator. uPVC double glazed windows face to the front and rear.



First Floor - Landing

uPVC double glazed windows to the stairs give natural light and a recessed airing cupboard houses the gas fired condensing boiler, providing the hot water and central heating. A ceiling trap with drop down ladder gives access to the insulated and part boarded loft space above.

Bedroom One 10'2 x 10'11 (3.10m x 3.33m)
Having a recessed shelved cupboard, a single radiator and a uPVC double glazed window to the rear.



Bedroom Two 9' x 14'11 (2.74m x 4.55m)
Having a built in wardrobe with sliding mirror doors across one end of the room. There is a single radiator and a uPVC double glazed window overlooking the garden to the rear.



Bedroom Three 6'5 x 11' (1.96m x 3.35m)
Having a single radiator and a uPVC double glazed window to the side.

Shower Room 5'5 x 6'11 (1.65m x 2.11m)
Fitted with a toilet, wash basin and a large shower enclosure with a Mira electric shower. The walls are tiled to three sides and there is a shaver socket/light, a chrome heated towel rail, extractor fan and a uPVC double glazed window.



Outside
To the front of the house there is a garden to lawn and an open portico with stone column to the front door. A block paved driveway provides off road parking for up to four cars.

To the rear is an enclosed garden with a flagged area by the house which extends to a well maintained garden to lawn with well stocked flower and shrub borders and beds with gravel and slate chipping paths.

There is a wooden garden shed and a:





Workshop 8'5 x 14'1 (2.57m x 4.29m)
Having a work bench to one side.



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.

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 2025 was £253.00

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.

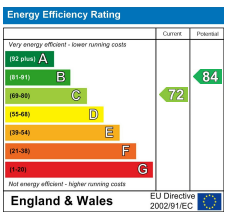


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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