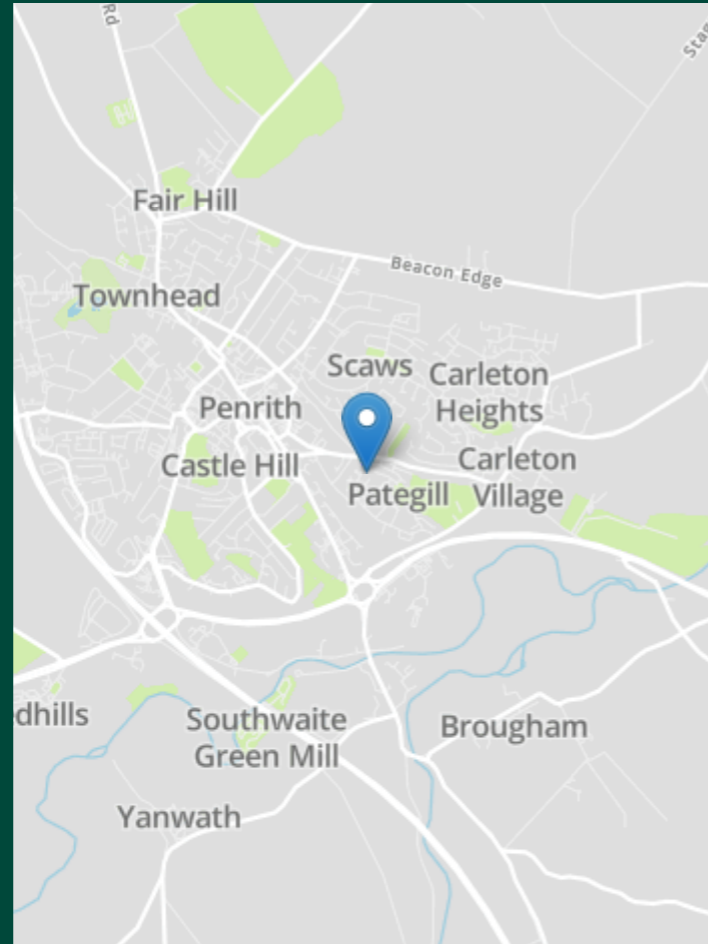


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*
812.36 ft²
75.47 m²

Reduced headroom
12.98 ft²
1.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



23 Pategill Road, Penrith, Cumbria, CA11 8LN

- Mid terrace house
- 3 bedrooms
- Enclosed rear garden
- Requiring some refurbishment
- Local occupancy restriction applies
- Tenure: freehold
- Council Tax: Band B
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

Penrith caters well for everyday needs with all the amenities associated with a thriving market town, eg primary and secondary schools, various shops, supermarkets, castle and park, and a good selection of sports/leisure facilities. For those wishing to commute, the A66, A6 and M6 trunk roads are easily accessible and there is a bus and main line railway station in the town, with the Lake District National Park also lying within easy reach.

PROPERTY DESCRIPTION

23 Pategill Road is a well proportioned 3 bed terraced property with a good sized rear garden.

Internally the property now requires some refurbishment but offers a large lounge, kitchen/diner, bathroom with separate WC, two double bedrooms and 1 single bedroom. Externally the property has on street parking and an enclosed rear garden.

Viewing is advised to see the potential this property has to offer.

ACCOMMODATION

Entrance Hall

Accessed via part glazed front door. Stairs to the first floor with understairs storage space, large storage cupboard and doors leading to the ground floor rooms.

Kitchen/Diner

3.87m x 3.47m (12' 8" x 11' 5") A front aspect room, fitted with a good range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, plumbing for washing machine, integrated dishwasher and space for dining table and chairs.

Lounge

3.50m x 4.59m (11' 6" x 15' 1") With decorative coving, electric fire in a wood surround, rear aspect window and door to the rear hallway.

Rear Hallway

With large, understairs storage cupboard and UPVC part glazed door leading out to the rear garden.

FIRST FLOOR LANDING

With two fitted storage cupboards and doors giving access to first floor rooms.

Bedroom 3

2.33m x 2.72m (7' 8" x 8' 11") A rear aspect single bedroom overlooking the garden.

Bedroom 1

4.14m x 2.62m (13' 7" x 8' 7") A rear aspect double bedroom with built in wardrobe.

Bedroom 2

2.60m x 2.61m (8' 6" x 8' 7") A front aspect, small double bedroom with built in wardrobe.

Bathroom

1.69m x 1.82m (5' 7" x 6' 0") Fitted with wash hand basin set in a vanity storage unit and panelled bath with electric shower over, panelled walls and obscured front aspect window.

WC

Fitted with WC, panelled walls and obscured front aspect window.

EXTERNALLY

Gardens

To the front, there is on street parking and a footpath leading to the front door. To the rear, the enclosed garden is mainly laid to lawn with paved patio and a pedestrian gate leading out on to the rear lane.

ADDITIONAL INFORMATION

Local Occupancy Restriction

A Cumbria wide Local Occupancy Restriction is in place on the property - for further details, please contact the Penrith office.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Johnson & Starley warm air heating system and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the town centre, proceed down King Street and take the second turning to the left (immediately after the John Norris Fishing and Country Shop) into Roper Street. Continue up the hill on to Carleton Road and turn right into the Pategill Estate. Follow the road round and the property can be found a short distance along on the left hand side. A 'For Sale' board has been erected for identification purposes.

