



**PFK**

Approximate total area\*  
851.77 ft<sup>2</sup>  
79.13 m<sup>2</sup>

(\*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 44 Milner Mount, Penrith, Cumbria, CA11 8EZ

- 3 bed end terrace
- Conveniently located
- Council Tax: Band B
- Scope & potential
- No onward chain
- EPC rating TBC
- Front & rear gardens
- Tenure: freehold

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## LOCATION

The property sits in an elevated location close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

A well appointed three bed end of terrace property, with well proportioned accommodation, gardens and convenient location, this property is now ready for new owners to make it their own. This is an excellent opportunity and a chance to acquire a well maintained property that is ready for a new lease of life and is an excellent foundation for those wishing to take advantage of the potential on offer and add their personal touch. The accommodation briefly comprises entrance vestibule, hallway, living room, kitchen and pantry cupboard to the ground floor with three good sized bedrooms to the first floor together with a shower room and separate WC. Externally, a large lawned area sits to the front of the property with path leading to the door and around to the rear. There is potential to add offroad parking to the front of the property, (subject to any necessary permissions), as displayed by other nearby homes. To the rear there is an established garden with greenhouse and shed, together with lawned areas and an array of shrubs and flower beds.

Don't miss this attractive opportunity!

## ACCOMMODATION

### Entrance Vestibule

Accessed via part glazed wooden door. With tiled flooring, part glazed door into the hallway, and a further part glazed door into the kitchen.

### Hallway

With stairs to the first floor, cloaks area, radiator and doors to the ground floor rooms.

### Kitchen

6.20m x 2.36m (20' 4" x 7' 9") (max measurements) A spacious room, running from front to back of the property with triple aspect windows and part glazed door leading out into the rear porch. Fitted base unit with complementary work surfacing over, incorporating stainless steel sink and drainer with tiled splashbacks. Ample space for a new kitchen/further units to be installed, plumbing for washing machine and tumble dryer, and wall mounted central heating boiler. Pantry cupboard with obscured rear aspect window, understairs cupboard, radiator, tiled flooring, and further cupboard housing the consumer unit and utility meters.

### Rear Porch

1.78m x 1.03m (5' 10" x 3' 5") Of wooden construction and glazed to two sides with perspex roof and part glazed door out to the rear garden.

### Living Room

3.31m x 6.2m (10' 10" x 20' 4") (max measurements) A generous and bright reception room, running from front to back of the property. With gas fire in a tiled surround and stone hearth, spacious understairs cupboard, radiator and dual aspect windows.

## FIRST FLOOR LANDING

With rear aspect window at half landing level, loft access hatch and doors to the first floor rooms.

### Bedroom 3

2.4m x 2.8m (7' 10" x 9' 2") A rear aspect bedroom with radiator and enjoying lovely far reaching views over Penrith towards the Lakeland fells.

### Bedroom 1

3.36m x 3.73m (11' 0" x 12' 3") A front aspect double bedroom with radiator and shelved airing cupboard with further radiator.

### Bedroom 2

3.35m x 3.03m (11' 0" x 9' 11") A front aspect double bedroom with radiator and built in cupboard with hanging rail.

### Shower Room

1.60m x 2.36m (5' 3" x 7' 9") Fitted with a wash hand basin with tiled splashback and tiled shower cubicle with mains shower, heated towel rail and obscured rear aspect window.

### WC

0.80m x 1.54m (2' 7" x 5' 1") WC with tiled surround and obscured window.

## EXTERNALLY

### Gardens

To the front of the property, there is a generous lawned area with steps leading down to the front door. Gated side access leads round to the established rear garden, with lawned areas, an array of shrubs, trees and plants, greenhouse and garden shed.

## ADDITIONAL INFORMATION

### 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; Emma Harrison Financial Services – 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 & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - takeover.folks.socialite

From the centre of Penrith, head up to the top of Sandgate, then at the mini roundabouts, turn right, then immediately left, on to Fell Lane. Take the first right turn off Fell Lane into Brentfield Way and continue on where Milner Mount can be found on the right hand side. There are two access turnings into Milner Mount - take the second of these, and the property can be found a short distance along on the right.

