

PFK

New Haven, Howard Street, Penrith, Cumbria CA11 9DN

Guide Price: £230,000





LOCATION

The Castletown area of Penrith is a popular suburb which has always been a sought-after location because of its close proximity to the town centre. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day-to-day facilities is also easily accessible as is motorway access at Junction 40.

PROPERTY DESCRIPTION

A unique opportunity to purchase an attractively priced, three/four bedroom detached family home with off-road parking, which is conveniently situated on the edge of Penrith town centre and located within a short walk of the town's amenities including the train station and Queen Elizabeth Grammar School. You also have easy vehicular access to the M6, A66 and A6 routes.

This deceptively spacious, detached family house, with courtyard gardens and parking, is set over two floors and provides entrance porch, hallway, generous living/dining room leading on to the conservatory, dining kitchen, utility, and fourth ground floor bedroom which could alternatively provide an office/snug. To the first floor are three good size bedrooms, with en suite to master bedroom, and a family bathroom.

Externally, you have on-site parking and easy to maintain garden/seating areas to both the front and rear of the property.

ACCOMMODATION

Entrance Porch

Single glazed entrance porch providing cloaks rail, tiled floor and double glazed, inner door into:

Hallway

Coving to ceiling, radiator and stairs off to first floor.

Inner Hall

Providing storage and access to the utility room and Bedroom 4/Office.

Utility Room

1.58m x 1.66m (5' 2" x 5' 5") Housing the central heating boiler. Radiator and single glazed door to the side of the property.

Bedroom 4/Office

3.6m x 2.6m (11' 10" x 8' 6") Front room which could be used as a ground floor bedroom, office or sitting room. Radiator, double glazed window and cupboard housing the fuse box.

Dining Kitchen

5.20m x 2.67m (17' 1" x 8' 9") Range of fitted wall, drawer and base units with complimentary work surface over and part wall tiling. 1.5-bowl, single drainer stainless steel sink top unit, space for oven/cooker with extractor over, and plumbing for washing machine. Radiator and double glazed windows to the front & side elevations.

Lounge/Dining Room

6.73m x 4.13m (22' 1" x 13' 7") Situated to the rear of the property, this generous reception room provides feature fireplace with fitted gas fire and timber mantel surround. Coving to ceiling, three radiators, double glazed window to the rear and double glazed door into:

Conservatory

3.25m x 2.47m (10' 8" x 8' 1") Double glazed conservatory with electric wall heater and door providing access to the rear.

FIRST FLOOR

Landing

Coving to ceiling, radiator, loft access and built in, double storage cupboard.

Bedroom 1

4.01m x 3.26m (13' 2" x 10' 8") Front double bedroom with built in wardrobe/storage to one wall, radiator, coving to the ceiling and double glazed window.

En Suite Shower Room

Fitted with three piece suite comprising shower cubicle with panelled splash back, wash hand basin and WC. Radiator and double glazed window.

Bedroom 2

4.65m x 3.27m (15' 3" x 10' 9") Double bedroom, situated to the rear, with radiator, coving to the ceiling and double glazed window.

Bedroom 3

4.17m x 3.34m (13' 8" x 10' 11") Further, rear aspect, double bedroom with radiator, coving to the ceiling and double glazed window.

Bathroom

3.25m x 1.66m (10' 8" x 5' 5") With modern, white, three piece suite comprising bath with shower attachment over, pedestal wash hand basin and WC. Part laminate splash backs, radiator and double glazed window.

EXTERNALLY

Driveway Parking

Off road driveway parking is available to the front of the property.

Garden

To the front of the property is an enclosed, gated, lawned garden area with access to the front porch. Pedestrian access via the side of the property to the rear terrace/courtyard garden which has stocked flower borders and seating area.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

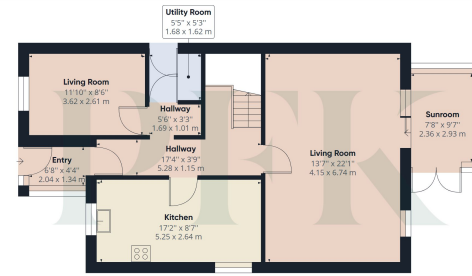
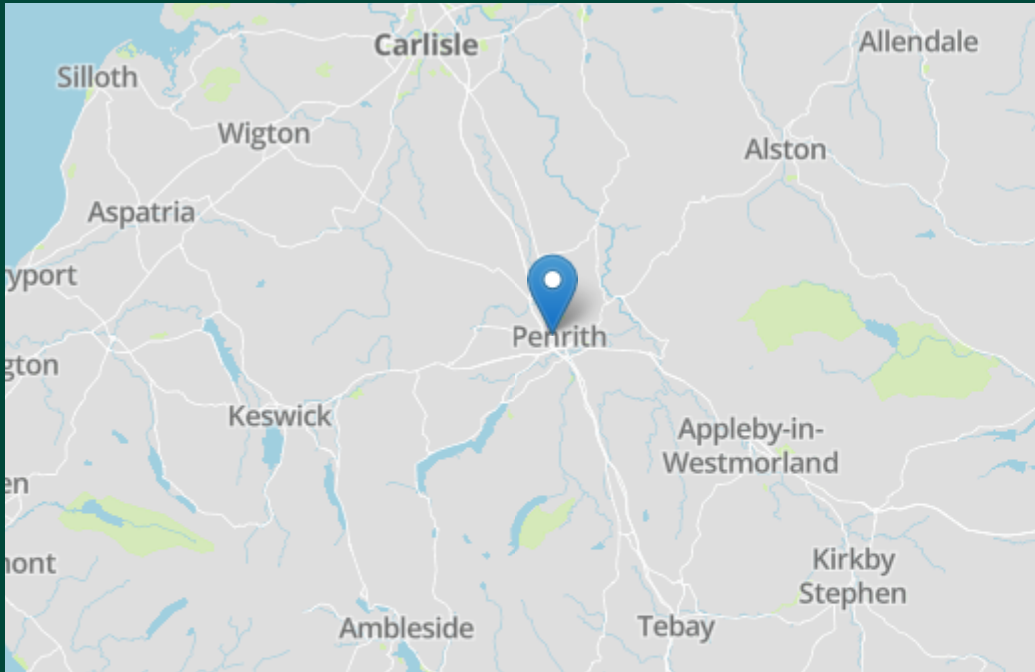
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

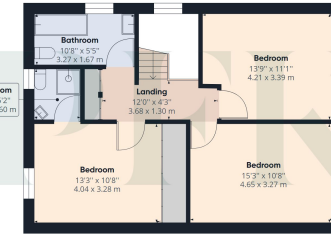
Viewing: Through our Penrith office, 01768 862135.

Directions: From PFK Penrith office turn right and follow the road in the center of town around to the right, proceeding up Castlegate to the mini-roundabout beside the Station Hotel. Proceed straight across to your right and move into the left lane at the roundabout and over the railway bridge into Castletown. Follow the road around to the right and then take the first fork off to the right into Howard Street and the property is located on the right hand side.





Floor 0



Floor 1

PFK

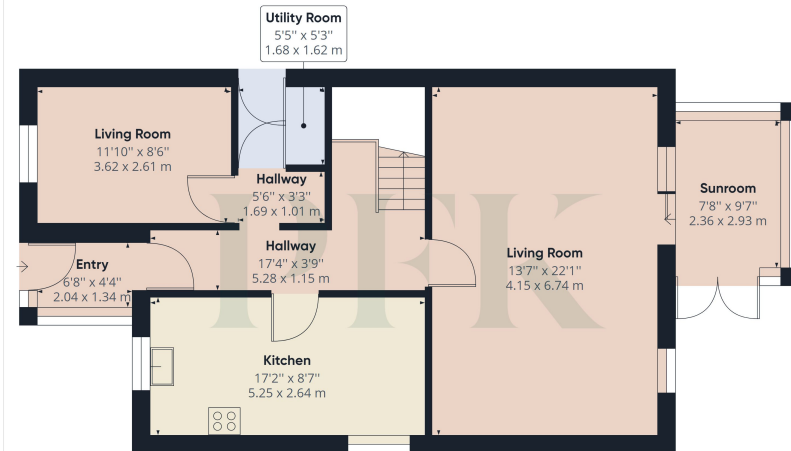
Approximate total area⁽¹⁾
1495.91 ft²
138.97 m²

(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.

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Floor 0

Approximate total area⁽¹⁾
864.52 ft²
80.32 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	