

# Cumbrian PROPERTIES

44 Netherend Road, Penrith



**Price Region £210,000**

**EPC-C**

Semi-detached property | Beautifully presented  
1 reception room | 3 bedrooms | 1 bathroom  
Garage & driveway | Generous plot

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A beautifully presented, semi-detached property located in the ever-popular Wetheriggs area of Penrith, a short walk from Penrith town centre, enjoying a lovely open view to the front across Penrith to the Beacon.

Internally the property boasts spacious accommodation briefly comprising entrance hall, lounge with multi fuel stove, dining kitchen, enclosed side passageway, utility room and garage. To the first floor there are three bedrooms and bathroom.

The generous size garden requires completion, however does offer excellent potential to extend the property to the side, subject to the necessary planning permission.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Double glazed door into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, UPVC double glazed window to the side and door to lounge.

**LOUNGE (14' max x 13' max)** UPVC double glazed window to the front, radiator, multi fuel stove and door to dining kitchen.



LOUNGE

**DINING KITCHEN (17' x 8'6)** A range of wall and base units with complementary worksurfaces incorporating a single bowl sink unit with mixer tap. Space for cooker, plumbing for washing machine, integrated fridge, cupboard housing the boiler. Understairs storage cupboard, two UPVC double glazed windows to the rear, radiator and door to passageway.



DINING KITCHEN

**PASSAGEWAY** Doors to the front and rear, door to utility room.

**UTILITY ROOM (8'8 x 7')** Tile effect flooring, space for appliances, plumbing for washing machine, single glazed window to the outhouse and door to garage.

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**FIRST FLOOR**

**LANDING** Loft access, UPVC double glazed window to the side, doors to bedrooms and bathroom.

**BATHROOM** White three piece suite comprising shower above bath, low level WC and vanity unit wash hand basin. Tile effect flooring, heated towel rail, loft access and UPVC double glazed window to the rear.

**BEDROOM 1 (12' x 10'4)** Radiator and UPVC double glazed window to the front with views over Penrith towards the Beacon.



BATHROOM



BEDROOM 1

**BEDROOM 2 (10'4 x 10')** UPVC double glazed window to the rear and radiator.

**BEDROOM 3 (7'6 x 6'5)** Radiator and UPVC double glazed window to the front with views over Penrith towards the Beacon.



BEDROOM 2



BEDROOM 3

**OUTSIDE** Low maintenance gravelled front garden and block paved driveway providing off-street parking in front of the garage. The generous size rear garden requires completion, however does offer excellent potential to extend the property, subject to the necessary planning permission.

**GARAGE (16'6 x 8'9)** Wooden double doors, power and light.

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REAR GARDEN



VIEW FROM BEDROOM 1

**DIRECTIONS** From the centre of Penrith, head out of Great Dockray on Castle Hill Road, which becomes Wetheriggs Lane. Turn right into Mayburgh Avenue and the left into Netherend Road, number 44 is on the right.

**COUNCIL TAX BAND** We are informed the property is Tax Band C.

**TENURE** We are informed the tenure is Freehold.

**SERVICES** Mains water, gas and electricity are connected.

**VIEWING** Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith.  
Tel 01768 867788

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 87        |
| (69-80)                                     | <b>C</b> | 72                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |