

# PFK

74 Milner Mount, Penrith, Cumbria CA11 8HA

Price Guide: £285,000





PFK

## LOCATION

The property sits in an elevated, cul-de-sac 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

Modern, extended, five bedroom, semi detached house sitting in an elevated position with views over the town towards the Lakeland Fells. The extension to the property has been completed to a high standard to create spacious and comfortable family living space with the additional bonus of generous parking and enclosed, expansive garden area to the rear.

Accommodation on the ground floor briefly comprises entrance hallway, cloakroom, spacious, dual aspect, light living room, modern, open plan, kitchen/dining room with patio doors to the rear garden, and a utility room. To the first floor are five bedrooms, family bathroom and separate shower room. The property benefits from triple glazing to the rear of the house, double glazing to the remainder and gas central heating.

The enclosed garden area is mainly laid to lawn with fenced borders, patio area and raised decking area - ideal for outdoor dining or sitting out and relaxing.

## ACCOMMODATION

### Entrance Hallway

1.33m x 3.35m (4' 4" x 11' 0") Spacious hallway with under stairs storage cupboard (providing coat hanging space/hooks), covered radiator and stairs to first floor accommodation.

### Cloaks/WC

1.48m x 1.25m (4' 10" x 4' 1") Fitted with WC and pedestal wash hand basin. Obscured window to front elevation and covered radiator.

### Living Room

3.78m x 6.58m (12' 5" x 21' 7") Spacious, light and airy reception room with dual aspect windows to front and rear. Composite fire surround incorporating gas fire, two radiators and telephone point.

## Open Plan Kitchen/Dining Area - L Shaped

Kitchen Area 3.06m x 2.82m (10' 0" x 9' 3") Modern kitchen with window to rear elevation overlooking the garden. Spotlighting, range of wall and base units, complementary wooden, work surfacing, tiled splash backs and sink/drainage with mixer tap. Integrated dishwasher and fridge freezer, and tiled recess with extractor over housing five-burner gas hob and electric double oven. Wall mounted cupboard housing the boiler.

Dining Area 2.62m x 6.50m (8' 7" x 21' 4") Bright, spacious dining area with side aspect window and patio doors providing access to the rear garden. Spotlighting, radiator and ample space for six person dining table.

Access to:-

## Utility Room

1.66m x 1.25m (5' 5" x 4' 1") With window to front elevation, radiator and space/plumbing for washing machine.

## FIRST FLOOR

### Landing

With access to loft space (via hatch).

### Bedroom 1

2.48m x 3.67m (8' 2" x 12' 0") Double bedroom with window to front elevation overlooking the town and beyond toward the fells. Radiator, built in, mirrored wardrobe to one wall and additional shelved, storage cupboard.

### Bedroom 2

3.31m x 2.86m (10' 10" x 9' 5") Rear aspect, double bedroom with radiator.

### Bedroom 3

2.60m x 2.42m (8' 6" x 7' 11") Front aspect, single bedroom with radiator and built in, raised bed area.

### Family Bathroom

2.36m x 1.67m (7' 9" x 5' 6") Partly tiled bathroom fitted with three piece suite comprising bath with mains powered shower over, pedestal wash hand basin and WC. Obscured window to rear elevation, chrome, wall mounted, towel rail, Newlec extractor fan and shelved alcove.

### Bedroom 4

2.58m x 2.77m (8' 6" x 9' 1") Rear aspect, single bedroom with radiator.

### Shower Room

1.71m x 0.81m (5' 7" x 2' 8") Providing tiled shower cubicle fitted with mains powered shower, Newlec extractor fan and chrome, wall mounted towel rail.

### Bedroom 5

2.61m x 2.74m (8' 7" x 9' 0") Front aspect, double bedroom with radiator.

## EXTERNALLY

### Generous Off Road Parking

A gravelled driveway at the front of the property provides generous off road parking for up to four vehicles.

### Gardens

An easy to maintain, lawned garden area flanks the driveway at the front of the property. A wooden gate and flagged pathway at the side of the house provides access to a fully enclosed, rear garden incorporating boundary fencing, paved patio area, lawn, raised flower beds and gravelled and decked areas which are ideal for outdoor dining or sitting out.

## 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; 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

Mains gas, electricity, water and drainage. Gas central heating installed. Triple glazing to rear and double glazing to the remainder. 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.

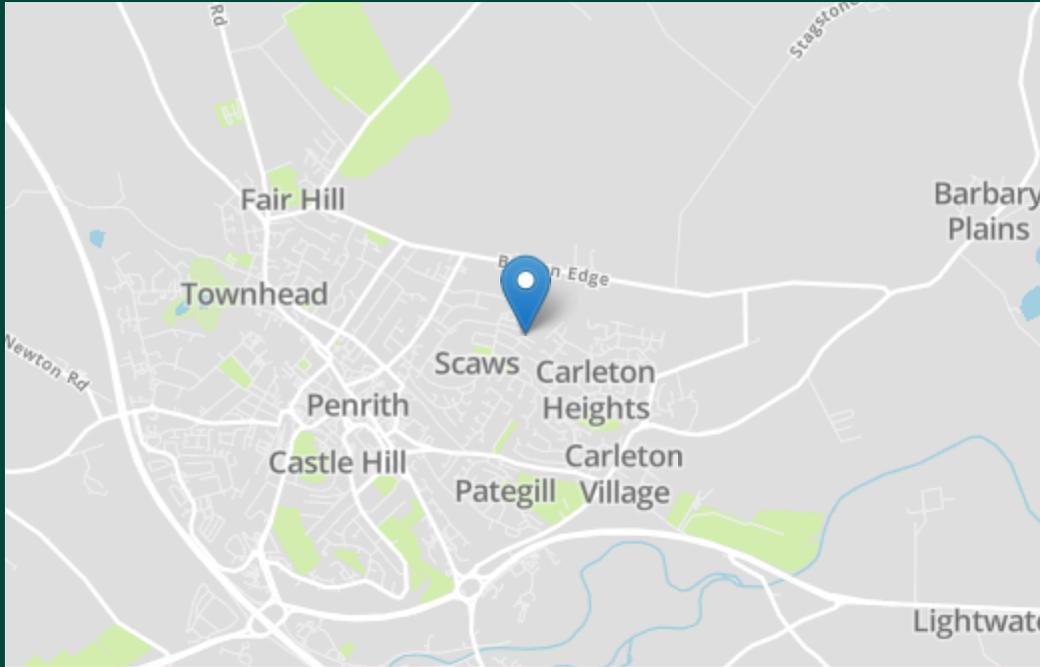
Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: The property can be located using the postcode CA11 8HA and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///pods.mountains.dial](https://www.what3words.com/pods.mountains.dial)

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 follow the road up, where Milner Mount can be found on your right hand side. There are two access turnings into Milner Mount - take the second of these, then turn left and number 74 can be found on your left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

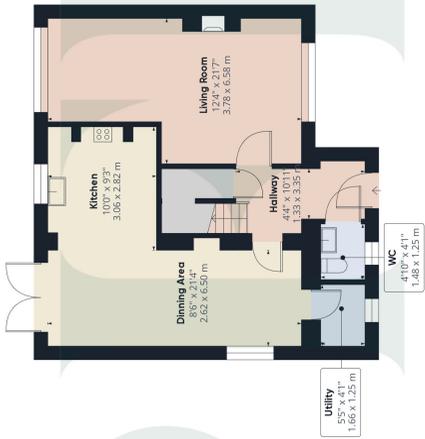


Approximate total area<sup>(1)</sup>

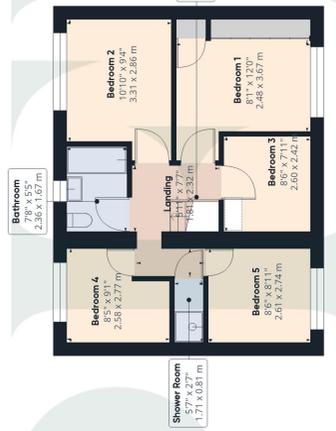
1221.11 ft<sup>2</sup>

113.44 m<sup>2</sup>

**Floor 0**



**Floor 1**



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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