

# Cumbrian Properties

41 Pategill Road, Penrith



**Price Region £190,000**

**EPC-**

End-terraced property | Beautifully presented  
1 reception | 3 bedrooms | 1 bathroom  
Front & rear gardens | Wonderful family home

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A beautiful, three bedroom, end-terraced property located in a popular residential area close to the town centre. With nothing for you to do other than move in, this property would make a wonderful family home and offers well-appointed accommodation briefly comprising spacious entrance hall with cloakroom, breakfast kitchen, lounge, three well-proportioned bedrooms and bathroom. Outside the property has an enclosed rear garden with a paved seating area, lawned garden to the front along with readily available on street parking. This beautiful home offers fantastic value for money and must be seen to fully appreciate the quality of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed entrance door into vestibule.**

**VESTIBULE** Wood effect laminate flooring and door to entrance hall.

**ENTRANCE HALL** Staircase to the first floor, cupboard housing the meters, radiator, wood effect laminate flooring and UPVC double glazed doors to the garden. Doors to rooms.



ENTRANCE HALL

**CLOAKROOM** White two piece suite comprising low level WC and wash hand basin. UPVC double glazed window to the rear and radiator.

**LOUNGE (13'4 x 11'6)** UPVC double glazed window to the front, radiator with cover and gas fire with marble effect hearth and surround.



LOUNGE

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**DINING KITCHEN (12'7 x 10'6)** A range of wall and base units with under cabinet lighting and complementary worksurfaces incorporating a ceramic sink unit. Built-in oven with hob and extractor hood above, integrated fridge, plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer. Part tiled walls, radiator, tiled floor, spacious storage cupboard and UPVC double glazed window to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Loft access, spacious storage cupboard, cupboard housing the hot water tank, doors to bedrooms and bathroom.

**BEDROOM 1 (11'6 x 10'6)** UPVC double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (10'6 x 10'6)** A range of fitted wardrobes and drawers, cupboard housing the boiler, radiator and UPVC double glazed window to the rear.



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**BEDROOM 3 (8'7 max x 6'7)** A range of fitted wardrobes and drawers, storage cupboard, radiator and UPVC double glazed window to the front.

**BATHROOM** White three piece suite comprising of panelled bath, low level WC and wash hand basin. Heated towel rail, fully tiled walls and UPVC double glazed window to the rear.



BEDROOM 3



BATHROOM

**OUTSIDE** To the front of the property is a generous size lawned garden with path to the entrance door and gated side access to the rear garden. To the rear of the property is a low maintenance garden laid to Indian sandstone paving with steps leading up to a gravelled area incorporating garden shed, shrub borders, bin store and gate providing side access.



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**DIRECTIONS** From our Penrith office, proceed along Middlegate. Continue along this road keeping to the left of the Clock Tower along King St. At the traffic lights turn left into Roper St and then left onto Carleton Road taking the first right onto Pategill road where No. 41 can be found on the right hand side and identified by our for sale board.

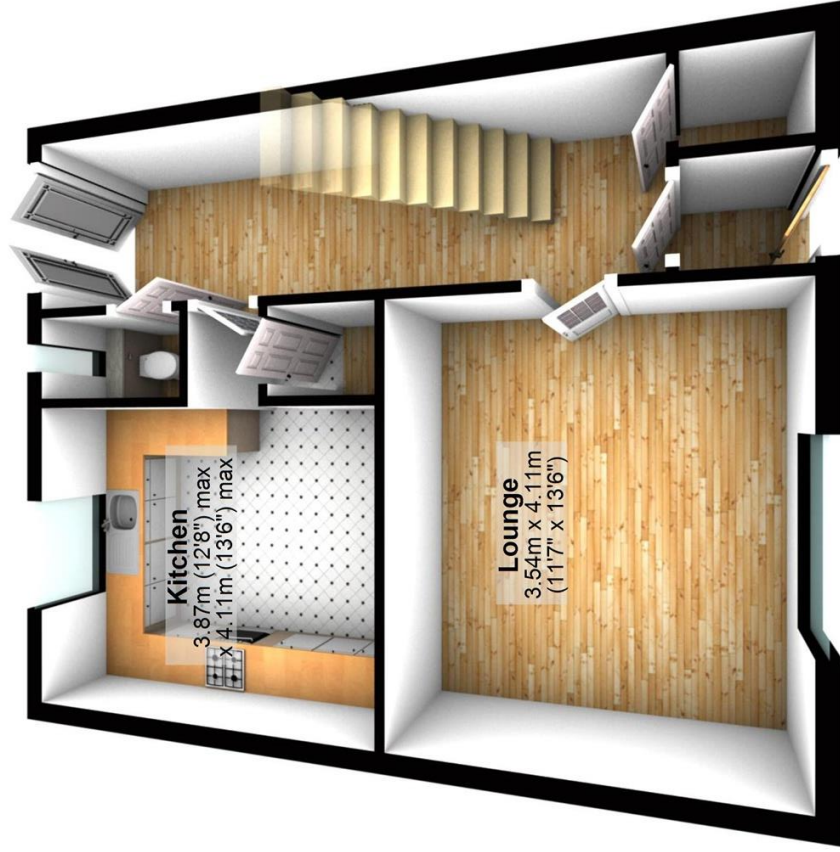
**TENURE** We are informed the tenure is Freehold.

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

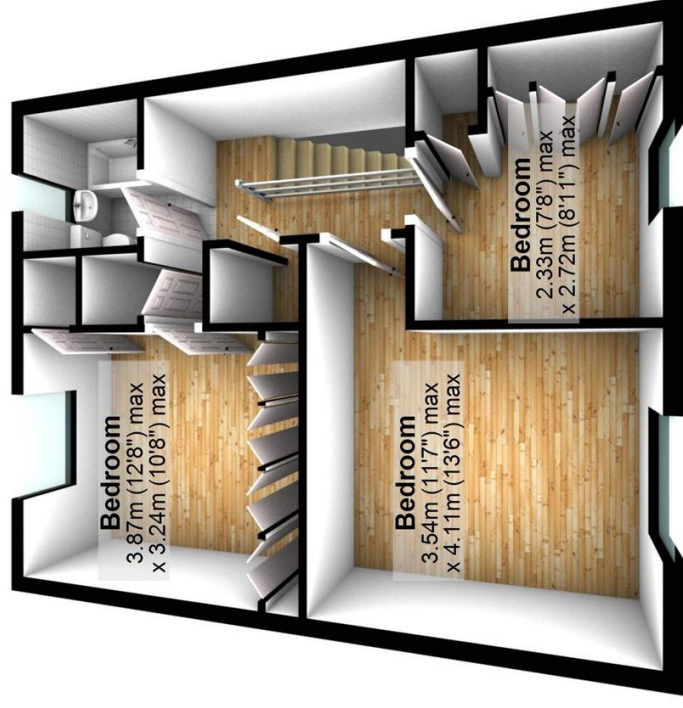
**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC TO FOLLOW

## Ground Floor



## First Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.  
Plan produced using PlanUp.