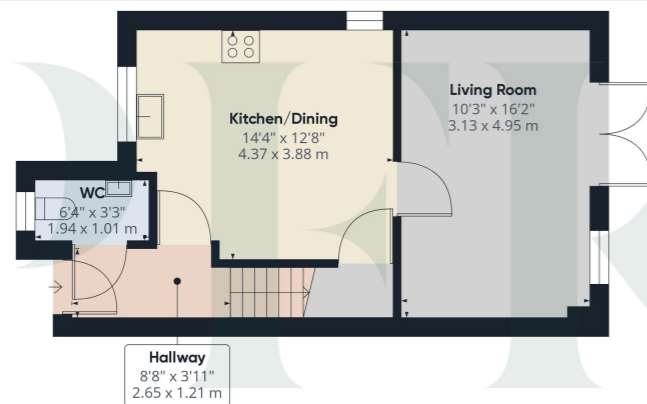
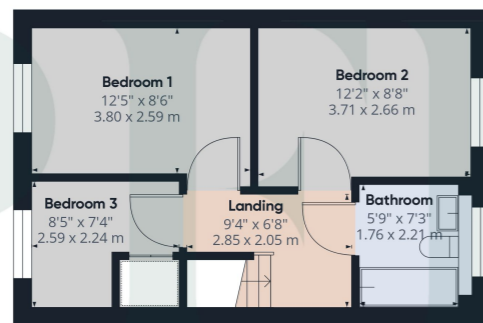


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area*
782.64 ft²
72.71 m²

(*) 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



16 Pategill Park, Penrith, Cumbria, CA11 8JX

- 3 bed semi det
- Close to amenities
- Tenure: freehold
- Driveway parking
- No onward chain
- EPC rating TBC
- Low maintenance rear garden
- Council Tax: Band B
- EPC rating - C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfk.co.uk

LOCATION

Penrith caters well for everyday needs with all the amenities associated with a thriving market town, eg primary and secondary schools, various shops, supermarkets, castle and park, and a good selection of sports/leisure facilities. For those wishing to commute, the A66, A6 and M6 trunk roads are easily accessible and there is a bus and main line railway station in the town, with the Lake District National Park also lying within easy reach.

PROPERTY DESCRIPTION

Conveniently situated within the Carleton area of Penrith is this excellent three bed semi detached property, complete with driveway parking for two vehicles and a low maintenance rear patio garden. Ideal for those looking to step onto the property ladder.

Benefitting from no onward chain, and having been let out for a number of years, this property would make for an ideal first time buyer home or equally, an investment acquisition. The accommodation is well laid out and briefly comprises entrance hall, cloakroom/WC, living room with patio doors to the garden and kitchen with space for dining to the ground floor. To the first floor, there are two double bedrooms and a single bedroom which would also work well as a study/dressing room, and a three piece family bathroom. Externally, there is driveway parking for two cars to the front with an enclosed, paved patio garden to the rear.

ACCOMMODATION

Entrance Hall

Accessed via part glazed front door. With stairs to the first floor, decorative coving, space for cloaks area, radiator, laminate flooring and doors giving access to the ground floor rooms.

Cloakroom/WC

Fitted with wash hand basin and WC, decorative coving, wall mounted shelving, consumer unit, radiator, laminate flooring and obscured front aspect window.

Kitchen/Diner

4.37m x 3.88m (14' 4" x 12' 9") A generous space, fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with gas hob and extractor over, space for freestanding washing machine, fridge freezer and dishwasher. Decorative coving, wall mounted central heating boiler, laminate flooring, radiator, dual aspect windows and door to a useful understairs storage cupboard with lighting and shelving.

Living Room

3.13m x 4.95m (10' 3" x 16' 3") A generous, rear aspect reception room with glazed UPVC patio doors leading out to the garden. Decorative coving, radiator and gas fire set in a wood surround with stone hearth.

FIRST FLOOR LANDING

With loft access hatch and doors giving access to the first floor rooms.

Bedroom 1

3.80m x 2.59m (12' 6" x 8' 6") A front aspect double bedroom with radiator.

Bedroom 3

2.59m x 2.24m (8' 6" x 7' 4") A front aspect single bedroom, ideal for use as a home office or study. With radiator and overstairs shelved cupboard with additional radiator.

Bedroom 2

3.71m x 2.66m (12' 2" x 8' 9") A rear aspect double bedroom with radiator.

Bathroom

1.76m x 2.21m (5' 9" x 7' 3") Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Part tiled walls, extractor fan, radiator, laminate flooring and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the rear of the property, there is an enclosed patio garden with side access leading around to the front, where there is offroad parking for two vehicles.

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

Services: Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. 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 - Parking - surveyed.overjoyed.gathers

From the town centre, proceed down King Street and take the second turning to the left (immediately after the John Norris Fishing and Country Shop) into Roper Street. Continue up the hill on to Carleton Road and turn right into the Pategill Estate. Follow the road round continuing past the entrance to Winters Park and taking the next right onto Pategill Park. The property is a short distance along on the left hand side and a 'For Sale' board has been erected for identification purposes.

