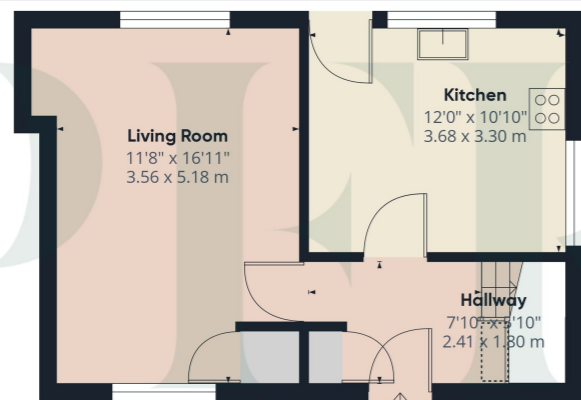
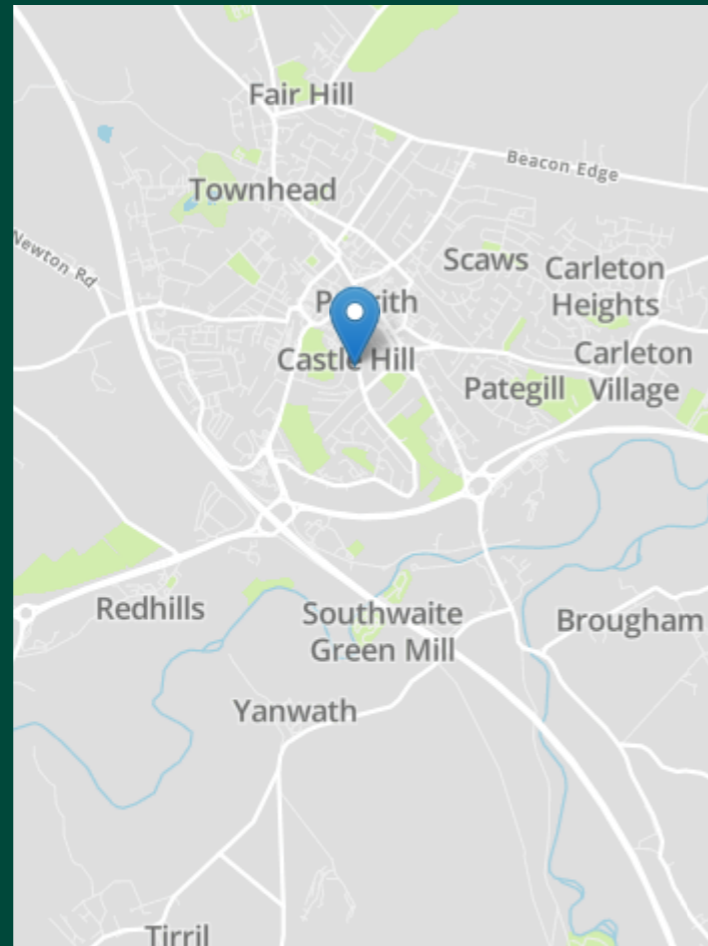
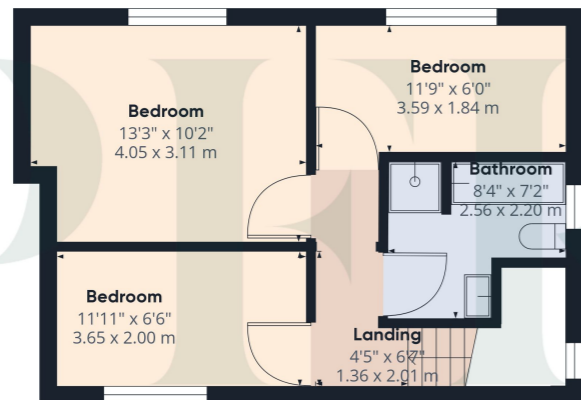


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area*
785.91 ft²
73.01 m²

Reduced headroom
4.11 ft²
0.38 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



32 Castle Hill Road, Penrith, Cumbria, CA11 7HA

- Semi detached family home
- Three bedrooms
- Large gardens
- Close to amenities
- Tenure: freehold
- Council Tax: Band B
- EPC rating D

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



01768 862135



penrith@pfk.co.uk



www.pfk.co.uk

LOCATION

Castle Hill Road is situated in the Wetheriggs area of the town, conveniently located for access to both secondary schools and the excellent range of amenities the town has to offer. For those wishing to commute, the town benefits from a railway station on the west coast main line, and the M6 is easily accessible at Junctions 40 or 41, with the Lake District National Park also within easy driving distance.

PROPERTY DESCRIPTION

32 Castle Hill Road is a nice sized semi-detached family home within walking distance to the town centre and all its amenities. Offering a nice sized lounge, kitchen/diner, 3 bedrooms and a family bathroom. This property also offers a large gardens at the front and rear with patio, lawns and a good sized shed.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With decorative coving and dado rail, stairs to the first floor with understairs storage area, cloaks cupboard, radiator and doors giving access to the ground floor rooms.

Lounge/Diner

3.56m x 5.18m (11' 8" x 17' 0") A spacious dual aspect reception room with decorative coving and dado rail, gas fire in attractive fireplace with wood surround and mantel, storage cupboard, two radiators, and space for a family dining table and chairs.

Kitchen

3.68m x 3.30m (12' 1" x 10' 10") Fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and dishwasher, freestanding gas cooker with extractor over and space for a full height fridge freezer. Space for a small table and chairs, inset ceiling spotlights, radiator, dual aspect windows and part glazed door out to the rear garden.

FIRST FLOOR LANDING

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

Bedroom 1

4.05m x 3.11m (13' 3" x 10' 2") A rear aspect double bedroom with decorative coving, dado rail and radiator.

Bedroom 2

3.65m x 2.00m (12' 0" x 6' 7") A front aspect single bedroom with decorative coving, dado rail and radiator.

Bathroom

2.56m x 2.20m (8' 5" x 7' 3") Fitted with a four piece suite comprising shower cubicle, bath, WC and wash hand basin set on a vanity unit. Storage cupboard, tiled walls, vertical heated chrome towel rail, inset ceiling spotlights and obscured side aspect window.

Bedroom 3

3.59m x 1.84m (11' 9" x 6' 0") A rear aspect single bedroom with decorative coving, dado rail and radiator.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a good sized enclosed garden, mainly laid to lawn with steps leading up to the front door and a small patio area. Gated side access leads around to the substantial, enclosed rear garden, mainly laid to lawn with a generous, terraced patio seating area and outhouse. On street parking is available.

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: From the town centre turn right at the clock monument into Cornmarket, then left into Great Dockray, following the road out again at the far right hand corner. Just around the corner, after the launderette, follow the road round to the left and No. 32 can be found a short distance along on the right hand side.

