

# Cumbrian Properties

## 61 Penny Hill Park, Penrith



**Price Region £259,500**

**EPC-C**

Semi-detached house | Cul-de-sac location  
1 / 2 receptions | 3/4 bedrooms | 2 bathrooms  
Parking for 3 cars | Rear garden

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## 2/ 61 PENNY HILL PARK, PENRITH

An exciting opportunity to purchase a three/four bedroom semi-detached home located within a quiet cul-de-sac on the fringe of Penrith. Internally the property offers generously proportioned and flexible accommodation briefly comprising vestibule, entrance hallway, lounge, an impressive dining kitchen, utility room, bedroom 4/office, three double bedrooms, spacious family bathroom and en-suite shower to bedroom 3. Outside the property boasts a lovely size rear garden and block paved parking for up to three cars to the front. This property offers excellent family accommodation and is ready to move into, however, it does still provide plenty of scope to add your own touches, perfect for those looking for a great house to put your own stamp on.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into vestibule.

**VESTIBULE** UPVC double glazed window to the side, coving to ceiling and wood framed double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Radiator, staircase to the first floor, coving to ceiling and door to the lounge.

**LOUNGE (13'7 max x 11'9)** UPVC double glazed window to the front, radiator, wood effect flooring and coving to ceiling. Opening through to the dining kitchen.



LOUNGE

### **DINING KITCHEN**

**DINING AREA (13'9 x 9')** Two radiators, coving to ceiling, wood effect flooring, understairs storage cupboard, UPVC double glazed window and UPVC double glazed doors to the rear garden. Open plan onto the kitchen area.

**KITCHEN AREA (11'4 x 11')** Fitted kitchen incorporating built in oven and hob with extractor hood above, integrated dishwasher, wood effect flooring, coving to ceiling, UPVC double glazed window and door to the garden. Door to utility area.

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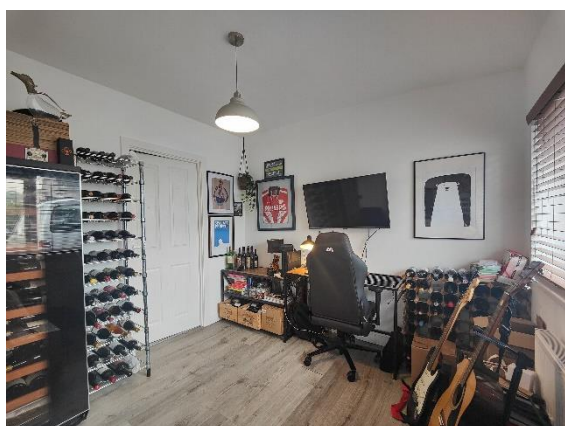
DINING AREA



KITCHEN AREA

**UTILITY AREA** Space for free standing fridge/freezer, plumbing for washing machine and space for dryer. Wall mounted boiler, radiator and door to office/bedroom 4.

**OFFICE/BEDROOM 4 (9'8 x 8'8)** UPVC double glazed window to the front and radiator.



OFFICE / BEDROOM 4

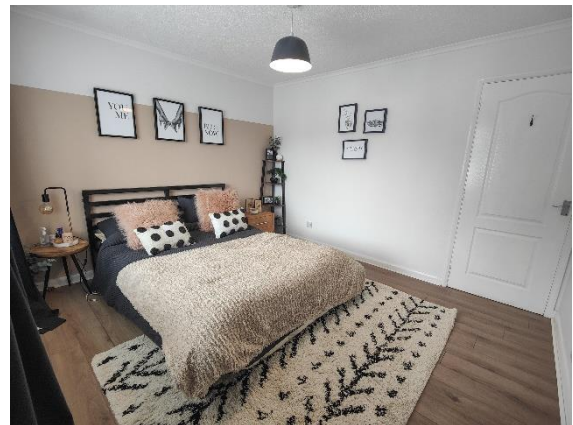
**FIRST FLOOR LANDING** Doors to bedrooms and bathroom.

**BEDROOM 1 (11'8 x 10'10)** UPVC double glazed window to the front, radiator, coving to ceiling, wood effect flooring and built in storage cupboard.

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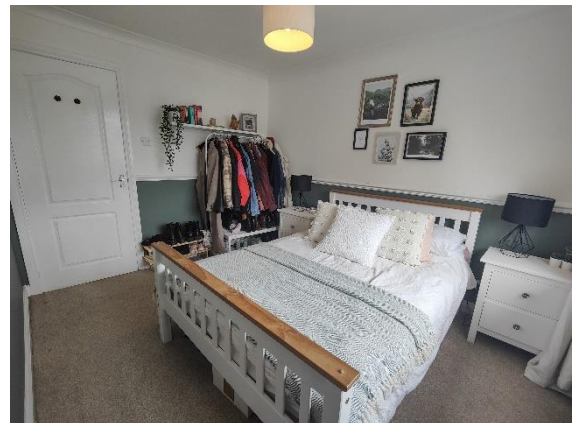
BEDROOM 1



**BEDROOM 2 (11'4 x 9')** UPVC double glazed window to the front, radiator and coving to ceiling.



BEDROOM 2



**BEDROOM 3 (12' x 8'4)** Currently utilised as a dressing room with UPVC double glazed window to the rear, radiator and coving to ceiling. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and wash hand basin. Tile effect flooring, part tiled walls, radiator, coving to ceiling and UPVC double glazed window to the rear.



BEDROOM 3



EN-SUITE TO BEDROOM 3

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**BATHROOM** Four piece suite comprising shower cubicle, P shaped bath with shower attachment, low level WC and wash hand basin. Heated towel rail, tile effect flooring, part tiled walls and UPVC double glazed window to the rear.



BATHROOM

**OUTSIDE** Block paved driveway to the front of the property. Gated side access to the rear enclosed garden with paved patio seating area, lawned area and garden shed.



REAR GARDEN

EPC TO FOLLOW

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.