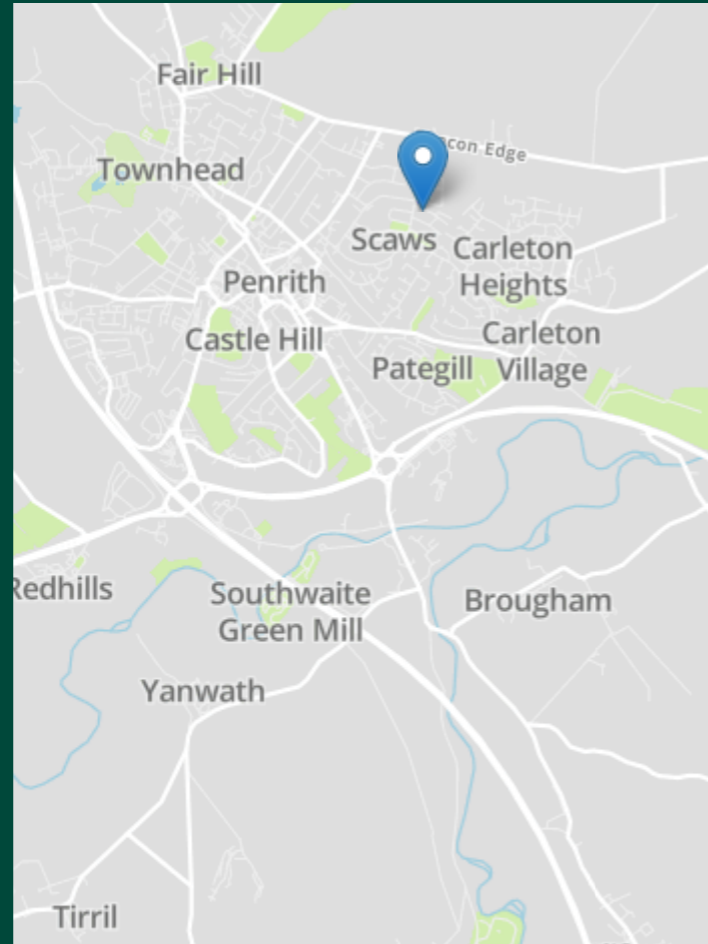


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Utility Room: 9'3" x 5'3" (2.84 x 1.60 m)
- Kitchen: 9'2" x 9'1" (2.81 x 2.77 m)
- Hallway: 12'0" x 5'10" (3.67 x 1.78 m)
- Living Room/Dining Room: 21'5" x 12'3" (6.54 x 3.74 m)

Approximate total area*

800.94 ft²
74.41 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

Floor 1

- Bedroom 1: 12'1" x 9'11" (3.69 x 3.05 m)
- Bedroom 2: 9'3" x 10'8" (2.84 x 3.27 m)
- Bedroom 3: 7'11" x 8'6" (2.42 x 2.62 m)
- Landing: 7'8" x 5'11" (2.35 x 1.81 m)
- Bathroom: 5'6" x 5'0" (1.70 x 1.54 m)
- WC: 5'6" x 2'6" (1.69 x 0.77 m)



40 Milner Mount, Penrith, Cumbria, CA11 8EZ

- 3 bed semi det house
- Potential for offroad parking
- Council Tax: Band B
- In excellent order
- Conveniently located
- Tenure: freehold
- Front & rear gardens
- No onward chain
- EPC rating F

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

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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

Charming 1950's 3 bed semi detached home, conveniently located within the historic town of Penrith.

This attractive 1950s semi detached property offers the perfect opportunity for a new family to create their dream home. With well proportioned accommodation including three bedrooms, this property is ideal for those looking for a solid foundation to make their own. The remaining accommodation briefly comprises entrance hall, kitchen, utility room and living/dining room to the ground floor, and to the first floor a bathroom with separate WC accompanies the bedrooms.

The house features gardens to both the front and rear, offering ample outdoor space for relaxing, gardening, or entertaining. Located in a convenient area, shops, schools, and transport links can all be found within easy reach. The property also has the potential for offroad parking, adding even more value and convenience. Offered in excellent order, this home is perfect for buyers looking to put their own personal touch on a well built, classic property, and transform it into a modern family haven.

Don't miss this fantastic opportunity to create a home tailored to your lifestyle!

ACCOMMODATION

Entrance Hallway

Accessed via part glazed front door. Stairs to the first floor with useful understairs cupboard with cloaks area, and part glazed doors giving access to the ground floor rooms.

Living Room/Dining Room

3.77m x 6.57m (12' 4" x 21' 7") (max measurements) A lovely dual aspect reception room with gas fire set in a stone fireplace with wood surround and mantel, ample space for both living and dining furniture, door into the kitchen.

Kitchen

2.81m x 2.79m (9' 3" x 9' 2") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with tiled splashbacks. Space for freestanding appliances including cooker and under counter fridge, rear aspect window and door to the utility room.

Utility Room

1.59m x 2.85m (5' 3" x 9' 4") An excellent addition to the property, fitted with a range of wall and base units with complementary work surfacing and space below for washing machine and tumble dryer, tiled flooring, rear aspect window and part glazed UPVC door out to the front of the property.

FIRST FLOOR

Landing

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

Bedroom 2

3.28m x 2.83m (10' 9" x 9' 3") A rear aspect double bedroom enjoying open views over Penrith and towards Lowther Castle.

Bedroom 1

3.04m x 3.69m (10' 0" x 12' 1") (max measurements) A front aspect double bedroom with shelved airing cupboard housing the hot water cylinder.

Bedroom 3

2.59m x 2.42m (8' 6" x 7' 11") (max measurements) A front aspect L shaped single bedroom with overstairs cupboard providing hanging space.

WC

1.69m x 0.77m (5' 7" x 2' 6") Fitted with WC and obscured side aspect window.

Bathroom

1.70m x 1.54m (5' 7" x 5' 1") Fitted with pedestal wash hand basin and bath with tiled splashbacks, and obscured rear aspect window.

EXTERNALLY

Gardens

To the front of the property, there is potential to create space for offroad parking on part of the garden, which is currently lawned with a pathway leading to the front door. Side access leads to established flower beds and to the generous rear garden, mainly laid to lawn with established shrubbery and bushes, substantial shed and paved seating area.

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; Emma Harrison Financial Services – 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. Double glazing installed. 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 - inch.wakes.workflow

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 continue on where Milner Mount can be found on the right hand side. There are two access turnings into Milner Mount - take the second of these, and the property can be found a short distance along on the right.

