

# Cumbrian Properties

44 Netherend Road, Penrith



**Price Region £235,000**

**EPC-**

Semi detached property | Popular location  
1 reception | 3 bedrooms | 1 bathroom  
Good size rear garden | Garage and driveway

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

2/ 44 NETHEREND ROAD, PENRITH

A well presented three bedroom semi-detached property located in the ever popular Wetheriggs area of Penrith, a short walk from the town centre, enjoying a lovely open view to the front across Penrith to the Beacon and the fells. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with multi-fuel stove, dining kitchen, enclosed side passageway, utility room and garage. To the first floor are three bedrooms and bathroom. The property benefits from a good sized rear garden laid to lawn with patio area and offers the potential to extend subject to the necessary planning permissions. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hallway.

**ENTRANCE HALLWAY** Radiator, staircase to the first floor, wood effect flooring and door to lounge.

**LOUNGE (14' max x 13')** Multi fuel stove (3.5 kw) within an inset fireplace, UPVC double glazed window with integral blinds, radiator and door to dining kitchen.



LOUNGE

**DINING KITCHEN (17' x 8'7)**

**KITCHEN AREA** - Fitted kitchen with complementary worksurfaces, upstands and single drainer sink with mixer tap. Free standing electric cooker with splashback and extractor above, integrated fridge and slimline dishwasher. UPVC double glazed window with integral blinds, wood effect flooring, understairs storage cupboard and door to side passageway.

**DINING AREA** – UPVC double glazed window with integral blinds, radiator and ceiling spotlights.



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DINING KITCHEN

**SIDE PASSAGEWAY** UPVC double glazed windows to the front and rear elevations, door to utility room.

**UTILITY ROOM (8'5 x 6'9)** Base unit with worksurface, plumbing for washing machine, space for tumble dryer and space for fridge/freezer. Wall mounted electric heater, door to garage.



UTILITY ROOM

**FIRST FLOOR LANDING** Loft access, UPVC double glazed window with integral blind and doors to bedrooms and bathroom.

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**BEDROOM 1 (11'10 max x 10'3 max)** UPVC double glazed window with integral blinds enjoying lovely views across the town across to the Beacon and the fells, and radiator.



BEDROOM 1

**BEDROOM 2 (10'3 max x 10')** UPVC double glazed window with integral blinds, radiator and fitted wardrobes.



BEDROOM 2

**BEDROOM 3 (7'6 x 6'6)** UPVC double glazed window with integral blinds enjoying lovely views across the town towards the fells and the Beacon, and radiator.



BEDROOM 3



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**BATHROOM (6'6 x 5'4)** Three piece suite in white with rainfall shower over panelled bath, low level WC and wash hand basin over vanity units. Chrome towel rail radiator, loft access, tile effect flooring and UPVC double glazed frosted window with integral blinds.



BATHROOM

**OUTSIDE** To the front of the property is a low maintenance garden laid to block paving providing off road parking and leading to the garage. Good size rear garden and patio area with steps leading up to the lawned section and outhouse currently utilised as a log store.

**GARAGE (16'6 x 8'9)** Wall and base units with complementary worksurfaces, power supply and double doors opening onto the block paved driveway.



REAR GARDEN



REAR PATIO AREA

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

**COUNCIL TAX** We re 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.

