

PFK

7 Netherend Road, Penrith, Cumbria CA11 8PF

Guide Price: £315,000





LOCATION

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, hotels and public houses, 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 and 41, there is a west coast main line railway station in the town and the lakes and fells of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

7 Netherend Road is a spacious, bright detached bungalow located on the edge of the town centre, within walking distance to local facilities and amenities. This property boasts immaculate accommodation, flexible and versatile in use, and in brief comprising a large lounge/diner, kitchen, three double bedrooms, shower room with newly installed three piece suite.

Externally the property benefits from driveway parking, a detached single garage and attractive gardens to the front and rear. Due to the elevation of this excellent home it enjoys far-reaching views over Penrith and beyond, and viewing is advised to fully appreciate this excellent property.

ACCOMMODATION

Entrance Hall

Accessed via part glazed front door with glazed side panel. With decorative coving and inset ceiling spotlights, cloaks cupboard, radiator and doors leading to all rooms.

Lounge/Diner

3.63m x 6.90m (11' 11" x 22' 8") A generous and bright, dual aspect reception room with decorative coving and inset ceiling spotlights, electric fire in a contemporary surround and hearth, space for dining table, two radiators and open arched access into the kitchen.

Kitchen

3.03m x 2.97m (9' 11" x 9' 9") Fitted with a good range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated countertop mounted gas hob with separate eye level electric oven, plumbing for under counter washing machine and dishwasher, and integrated fridge freezer. Wall mounted central heating boiler, inset ceiling spotlights, rear aspect window and part glazed UPVC door leading out to the rear garden.

Bedroom 3

3.38m x 2.86m (11' 1" x 9' 5") A front aspect double bedroom with decorative coving and radiator.

Bedroom 1

3.47m x 2.89m (11' 5" x 9' 6") A further front aspect double bedroom with decorative coving, built in wardrobe and radiator.

Bedroom 2

3.94m x 2.97m (12' 11" x 9' 9") A rear aspect double bedroom with decorative coving, radiator and fitted wardrobes.

Shower Room

2.01m x 2.95m (6' 7" x 9' 8") Fitted with a newly installed three piece suite comprising large walk in shower cubicle with mains shower and additional hand held shower attachment, wash hand basin set in a large vanity unit and WC. Part panelled walls, radiator, inset ceiling spotlights and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property there is a walled garden with lawn and floral borders and a driveway providing offroad parking which leads to the detached single garage. Side access leads to the enclosed rear garden, laid mainly to lawn with mature shrub borders, chipped and decked areas and enjoying far reaching views over the town and beyond.

Garage

A detached single garage with up and over door, power, lighting, water and pedestrian door to the side.

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, Bendies 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

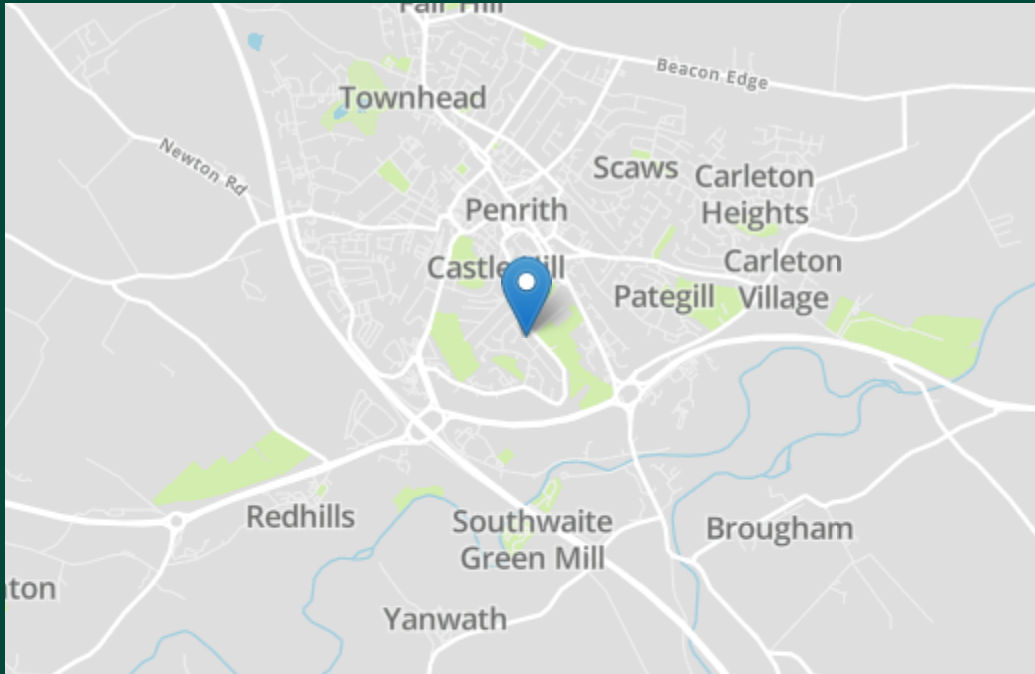
Mains electricity, gas, water and drainage. Gas central heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D


Viewing: Through our Penrith office, 01768 862135.

Directions: Leaving the PFK Penrith office, turn right at the clock monument and left at Commarket into Great Dockray. Turn right onto Princes Street towards Castle Hill Road, and continue along this road taking the fourth right onto Mayburgh Avenue. Follow this road and take the first left onto Netherend Road and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area¹⁾

878.26 ft²

81.59 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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