

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Penrith

Offers in the region of £230,000

22 Netherend Road, Penrith, Cumbria, CA11 8PF

A two bedroom end terrace bungalow conveniently located on a popular residential estate under one mile from Penrith town centre

### Quick Overview

End terrace bungalow

Two bedrooms

Under one mile from Penrith town centre

Popular residential estate

Front and rear gardens

On site parking and garage



2



1



1



D



Broadband



Garage

Property Reference: P0140



Living Room



Kitchen



Bedroom One



Bedroom Two

A two bedroom end terrace bungalow conveniently located on a popular residential estate under one mile from Penrith town centre.

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator, loft access.

##### Living Room

With fitted electric fire on stone effect hearth with wooden surround, radiator.

##### Kitchen

With fitted base and wall units, sink unit, integrated electric oven and hob, canopied extractor unit, plumbing for washing machine, space for fridge / freezer, radiator.

##### Bedroom One

Front bedroom with radiator.

##### Bedroom Two

Rear bedroom with radiator.

##### Bath / Shower Room

With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, recessed ceiling spotlights, extractor fan.

##### Covered Passageway

With door to front, access to garage.

##### Outside:

Front driveway and gravel surfaced garden with shrubs, rear fenced garden with lawn and patio area.

##### Garage

With up and over door, electric light and power.

##### Services

Mains water, electricity, gas and drainage. Gas central heating.

##### Tenure

Freehold.

##### Council Tax

Band C.

##### Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

##### Directions

From our Penrith office continue along the A592 and turn left onto Great Dockray. At the junction turn right onto Princes Street and continue onto Castle Hill Road then turn right onto Mayburgh Avenue and take the first turn onto Netherend Road. The property is located on the right hand side.



Front Elevation



Garden

# Netherend Road, Penrith, CA11 8PF

Approximate Area = 662 sq ft / 61.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 924510

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/11/2022.

Request a Viewing Online or Call 01768 593593