



Penrith

£310,000

9 Skirsgill Gardens, Penrith, Cumbria, CA11 7EP

As you step into the property you are immediately welcomed by a sense of warmth and homeliness, while offering a blend of comfort and style. The entrance hallway, with understairs storage cupboard leads into the living room, dining room and kitchen. Wooden flooring with stairs to upper level.

The living room, a haven of relaxation invites you to unwind with its cosy atmosphere and ample natural light. Double glazed bay window to front aspect with wooden flooring and high ceiling. The dining room is perfect for family meals and where entertaining guests become a joyous affair. French doors open from the dining room into the charming sun room, a versatile space that bathes in sunlight, offering a perfect retreat for morning coffees or evening relaxation.

Quick Overview

Spacious family property overlooking Queen Elizabeth School playing fields

Fitted kitchen & Dining room

Living room & Sun Room

Sought after residential area

Large rear garden including patio

Close to train station

Driveway for 2 cars

Home office/ single garage

Broadband - Ultrafast available



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Ultrafast available



Driveway & Garage

Property Reference: P0396



Kitchen

This additional living area enhances the home's appeal, providing a seamless connection to the outdoors with patio doors opening onto the patio.

Fitted kitchen includes free standing cooker with 4 ring gas hob, oven and extractor. Availability for dishwasher, fridge, free standing fridge/ freezer and washing machine. Sink with hot and cold taps. Cream coloured worktops with dark grey coloured wall and base units. Double glazed window to rear aspect. Part tiled and vinyl flooring.

The rear porch, where the boiler is located allows access to rear aspect. There is also a downstairs WC cloakroom for added convenience.



Dining Room

The first floor comprises 3 double bedrooms, family bathroom and separate WC. Bedroom 1 is a large sized double bedroom with fitted mirrored wardrobes. Double glazed bay window to front aspect, bringing in lots of natural light. Carpet flooring. Bedroom 2 is also a large double bedroom with fitted wardrobes. Double glazed window to rear aspect, providing views of The Beacon in the distance. Bedroom 3 is a small double bedroom with double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with corner shower with waterfall feature, bath with hot and cold taps and basin with mixer taps. Heated trowel rail. Double glazed window to rear aspect. Part tiled, part splashback and vinyl flooring. There is also a separate WC with double glazed window to side aspect. Part tiled and tiled flooring.

Low maintenance front garden with brick wall and wooden fence boundary. Trees of various sizes. Monoblock driveway for ample parking and single garage. The garage has been partitioned and the current owners are using the garage as a home office. Good size rear garden with stone wall, bushes and wooden fence boundary. Trees of various sizes, grassed area and covered area that could be filled with bark or wild flowers. Large patio area, ideal for al-fresco dining looking onto Queen Elizabeth Grammar School with views of The Beacon in the distance.



Living Room

Location

Penrith is a quaint market town in the Eden Valley, on the outskirts of the Lake District National Park. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf and rugby club, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.



Sun Room

Accommodation with approx. dimensions

Ground Floor

Entrance Hallway

Kitchen 11'8" x 10'4" (3.56m x 3.15m)

Dining Room 13'10" max x 12'2" max (4.22m max x 3.71m max)

Sun Room 13'9" x 11'4" (4.19m x 3.45m)

Living Room 12'7" into bay x 12'1" max (3.84m into bay x 3.68m max)

Office 14'2" x 7'10" (4.32m x 2.39m)

First Floor

Bedroom One 13'8" into bay x 10'11" (4.17m into bay x 3.33m)

Bedroom Two 13'8" x 10'11" (4.17m x 3.33m)

Bedroom Three 10'3" x 8'7" (3.12m x 2.62m)

Bathroom

WC Cloakroom

Property Information

Tenure

Freehold

Age & Construction

We have been advised the property is approximately 88 years old and is of stone and slate construction

Council Tax

Westmorland & Furness Council

Band C

Services & Utilities

Mains electricity, mains gas and mains water. Mains drainage.

Energy Performance Rating

Band D

Broadband Speed

Ultrafast available.

Directions

From Penrith head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. Turn left onto Skirsgill Gardens. The property will be on the left hand side.

What3Words Location

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Viewings Strictly by appointment with Hackney & Leigh Penrith Office.

Price

£310,000.

Anti-Money Laundering Regulations (AML)

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Bedroom One



Bedroom Two



Bathroom



Rear Aspect

Skirsgill Gardens, Penrith, CA11 7EP

Approximate Area = 1329 sq ft / 123.4 sq m

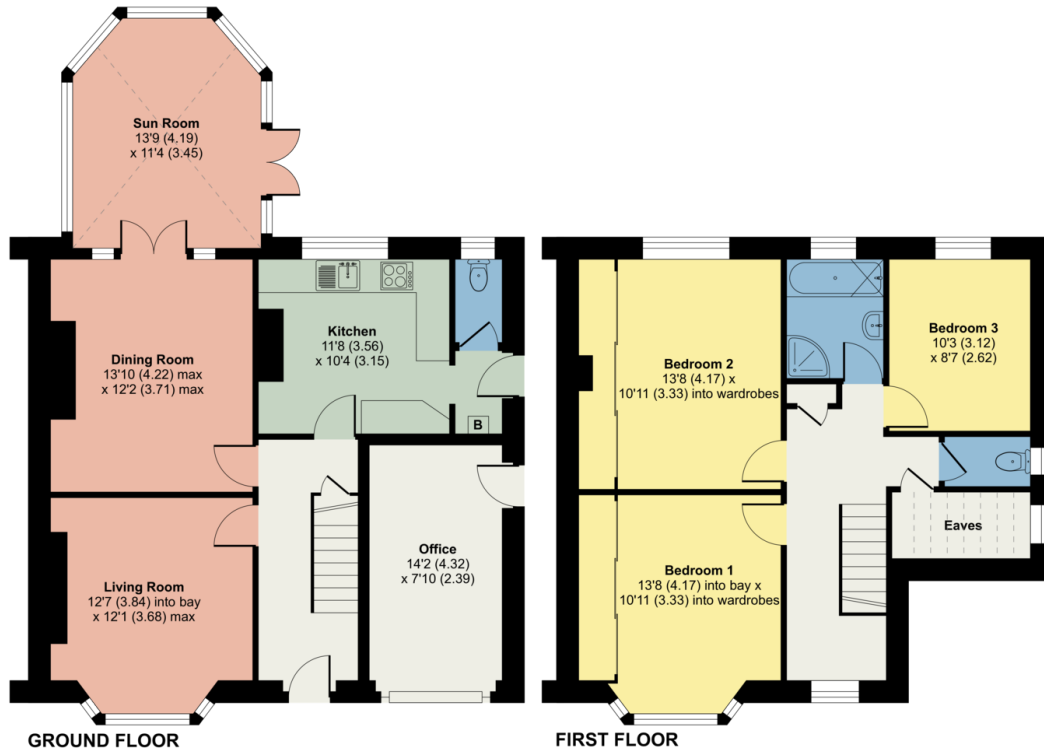
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1480 sq ft / 137.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1214164

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