



**Oakdale Scotland Road, Penrith – CA11 9JU**

Guide Price £265,000

**PFK**

# Oakdale Scotland Road

## Penrith

This charming and well-appointed three-bedroom semi-detached home offers attractive, well-balanced accommodation that beautifully blends contemporary living with retained character features, including original 1930s wooden doors. Conveniently located for local amenities and transport links, the property is ideally suited to modern family life.

The accommodation begins with a welcoming entrance hall, providing a useful cloaks area, staircase rising to the first floor, and doors leading to the principal ground-floor rooms. Positioned to the front aspect, the living room is a warm and inviting space, centred around a wood-burning stove set within a central recess and beneath a striking stone lintel.

The ground floor also benefits from a convenient WC, fitted with a WC and wash hand basin. To the rear of the property is the spacious dining kitchen, a fabulous room designed for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, topped with slate work surfaces and upstands, complemented by tiled splashbacks. A Belfast sink is complemented by mixer taps and integrated drainer, set into the worktop, adding both character and practicality. Integrated appliances include a dishwasher, with space provided for a freestanding fridge/freezer. A freestanding Leisure range sits beneath a fitted extractor fan. With tiled flooring throughout, there is ample space for dining furniture alongside a charming reading nook. Twin windows overlook the rear garden, and a wooden door provides direct access outside.



# Oakdale Scotland Road

## Penrith

To the first floor, the landing leads to three bedrooms and the family bathroom. A loft hatch with fitted ladder gives access to a boarded loft space, offering excellent additional storage. The family bathroom is generously proportioned and comprises a three-piece suite, including a part claw-footed bath with shower over and tiled surround, WC and wash hand basin.

The principal bedroom is a spacious double room positioned to the front of the property. The second double bedroom sits to the rear and benefits from a useful storage cupboard which also houses the gas boiler. The third bedroom is a comfortable single room, also positioned to the front.

Externally, the property continues to impress, offering driveway parking for two to three vehicles, front and rear gardens, and a useful garage. The garage is currently utilised for storage and as a utility area, housing the washing machine and tumble dryer. The front garden is largely laid to lawn and features a selection of trees and shrubs, providing a pleasant degree of privacy and shelter.

To the rear, an undercover area accommodates the wood store and recycling area, while a good-sized decked area creates an ideal space for outdoor seating and entertaining. The lawn and raised flower bed complete the garden. A particularly noteworthy feature is the detached, insulated office/garden room, fitted with electric heating and offering a versatile space suitable for year-round use, whether as a home office, hobby room or additional reception space.

A wonderful home that must be viewed to fully appreciate the space, character and versatility it has to offer.





## Oakdale Scotland Road

Penrith, Penrith

Oakdale is conveniently located to the north of the town and within easy walking distance of the town centre and its varied amenities, for example, primary and secondary schools, 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 there is easy access to the A6 and M6, mainline trainline and the Lake District National Park is also within easy reach.

- Excellent 3 bed semi-detached house
- Attractive accommodation
- Front and rear gardens
- Adjoining garage and driveway parking
- Superb detached office/garden room
- Conveniently located for local amenities and transport links
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Living Room

11' 11" x 13' 5" (3.62m x 4.10m)

#### WC

#### Kitchen / Dining

11' 0" x 20' 0" (3.35m x 6.10m)

### FIRST FLOOR

#### Landing

#### Family Bathroom

#### Bedroom 1

12' 2" x 12' 6" (3.70m x 3.80m)

#### Bedroom 2

10' 11" x 10' 2" (3.34m x 3.09m)

#### Bedroom 3

7' 5" x 6' 4" (2.25m x 1.94m)

### EXTERNAL

#### Office

7' 1" x 12' 5" (2.17m x 3.79m)

#### Garage

15' 8" x 7' 5" (4.78m x 2.27m)

#### Front and Rear Gardens

#### Parking - Off-Street and Driveway



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

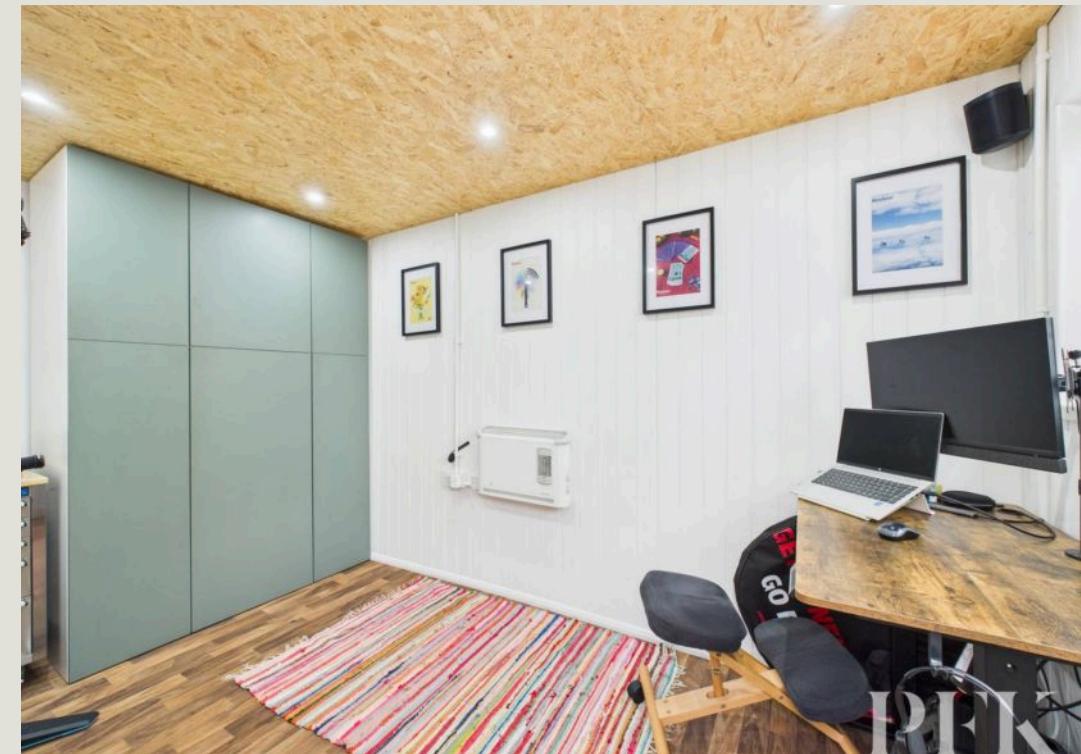
### Directions

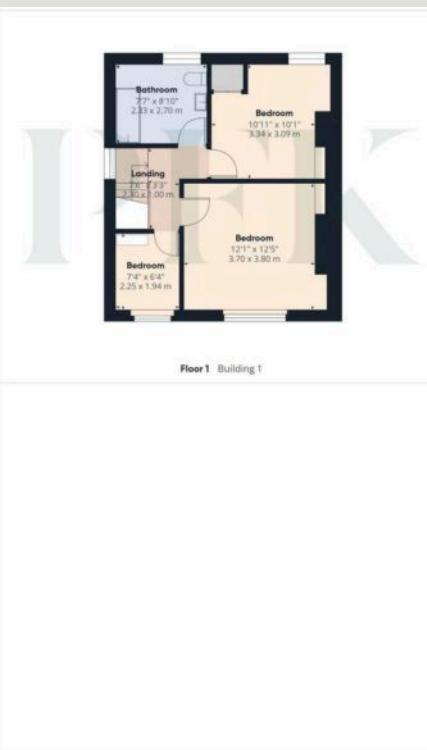
The property can be located by using What3Words - [:///disgraced.credible.drivesor](https://what3words.com/:///disgraced.credible.drivesor) via the Post Code CA11 9JU. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







**PFK**

Approximate total area<sup>(1)</sup>

1098 ft<sup>2</sup>

102.1 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

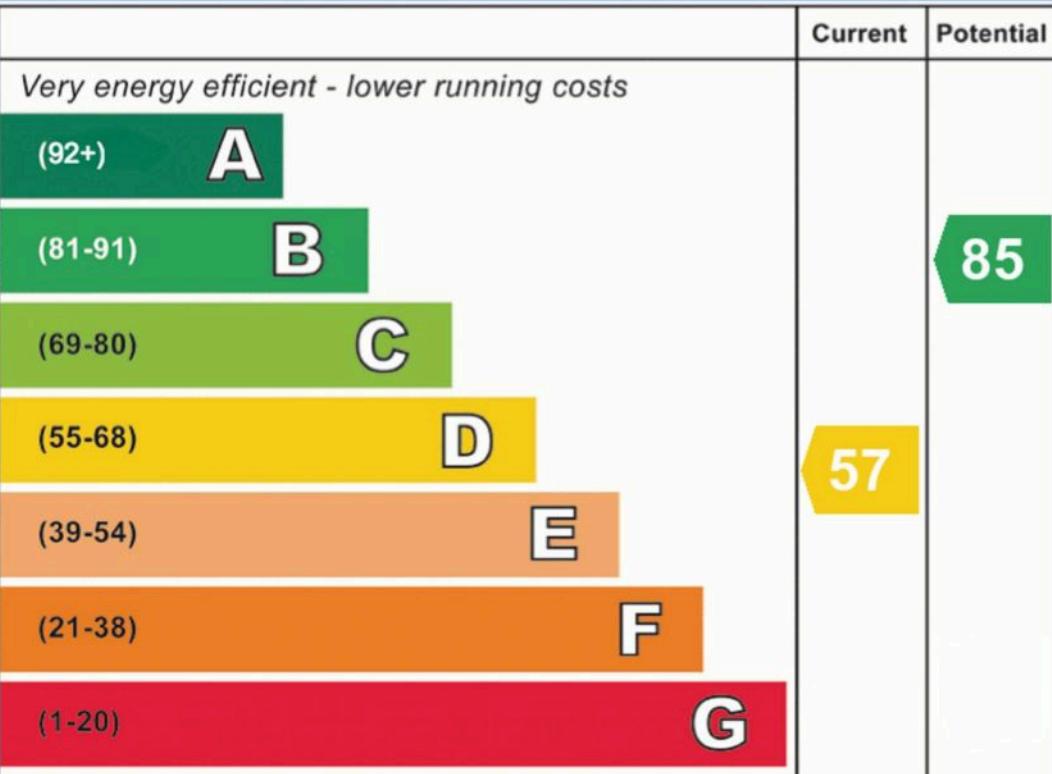
(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS (PIAS) 2000 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFEMO

## Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria – CA11 7SS

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

# PFK

