

**WILKES
GREEN
HILL**

Residential & Commercial
Estate Agents
Letting Agents

6 Skirsgill Close, Penrith, Cumbria, CA11 8QF



- **Modern Detached Bungalow in a Desirable Cul-de-Sac**
- **Well Presented and Spacious Accommodation Throughout**
- **Entrance Hall, Living Room with open Fireplace + Office**
- **Dining Kitchen + Utility Room**
- **3 Double Bedrooms, 1 En-Suite, House Bathroom**
- **Driveway Parking + Gardens to Front + Rear**
- **Gas Fired Central Heating + Fully Double Glazed**
- **EPC Rate D**

Price £325,000

Positioned in a quiet cul-de-sac, on the edge of Penrith near the North Lakes Hotel and with excellent access to junction 40 of the M6 and within easy walking distance of the railway station, serviced by the main west coast line, 6 Skirsgill Close is a modern detached bungalow with spacious, well presented accommodation comprising: Entrance Hall, Living Room with an open fireplace, Dining Kitchen, Office, Utility Room, 3 Double Bedrooms, one with En-Suite Shower, a House Bathroom and a large Walk in Store/Study Outside there are well tended gardens to the front & rear and driveway parking. The property also benefits from Gas Fired Central Heating and Double Glazing.

Location

From the centre of Penrith, drive up Castlegate and turn left at the mini roundabout. Drive along Ullswater Road, take the first exit at the roundabout and then turn left, into Clifford Road. Take the first left turn into Skirsgill Close.

From Junction of the M6, take the A592, drive up the hill to the roundabout, right around the roundabout and back down the hill. Turn left by the North Lakes Hotel, Skirsgill Close is the first turn on the left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The vendor informs us that the property is freehold and the council tax is band D

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a double glazed door with side window to the

Hall

Having laminate flooring, a single radiator, double radiator and a ceiling trap with drop down ladder giving access to the roof space. The woodwork is solid oak and oak panel doors lead off.



Living Room 12'7 x 18'1 (3.84m x 5.51m)

An open fireplace is set in a bespoke Yorkshire stone surround. A double glazed window faces to the front, the woodwork is solid oak and there is a double radiator, TV aerial point and four wall light points.



Dining Kitchen 12'11 x 17'9 (3.94m x 5.41m)

Fitted with a range of oak fronted wall and base units and a cream work surface incorporating a white single drainer sink with mixer tap. There is housing for a large range style cooker with extractor canopy over, housing for an American style fridge freezer and plumbing for a dishwasher. To one wall is a recessed, shelved spice cupboard and larder store. The ceiling has recessed LED down lights, the floor is ceramic tiled with underfloor heating and a double glazed window faces to the rear. uPVC double doors lead out to the rear and a door leads to the



Utility Room 9'3 x 9'6 (2.82m x 2.90m)

Having a stainless steel sink set in a base unit with a granite effect work surface and plumbing for a washing machine. A wall mounted Worcester mains gas boiler provides the hot water and central heating. The floor is ceramic tiled, a double glazed window faces to the rear and a part glazed door leads outside. A oak door leads to the

Office 10'2 x 9'3 (3.10m x 2.82m)

Having uPVC double glazed patio doors to the front, a double radiator and TV aerial point.

Bedroom One

Having a uPVC double glazed window to the front and a single radiator



En Suite 6'1 x 4'9 (1.85m x 1.45m)

Fitted with a toilet, wash basin and walk in shower area with a mains fed shower and clear screen. The floor and walls are fully tiled and there are recessed down lights, an extractor fan, chrome heated towel rail and a double glazed window.

Bedroom Two 13'9 x 9'8 (4.19m x 2.95m)

Having a double glazed window to the rear and a double radiator



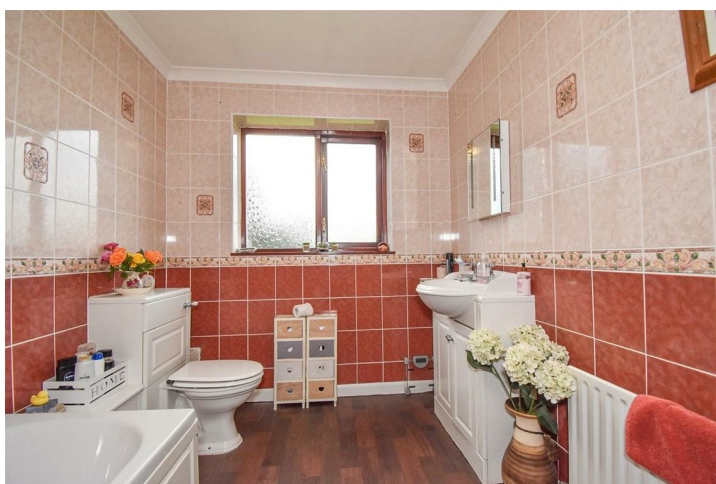
Bedroom Three 10'3 x 9'8 (3.12m x 2.95m)

Having a double glazed window to the rear and a double radiator



Bathroom

Fitted with a white toilet, a wash basin set in a cabinet and a bath with handset mixer shower taps. The walls are fully tiled and the floor is laminate. There is a single radiator and a double glazed window to the rear.



Outside

To the front of the bungalow is a parking space and a garden to lawn with a wall around. A gate to the pavement gives access to a path leading to the front door.

The path extends along the front of the bungalow. There is a gate to each side with access to the



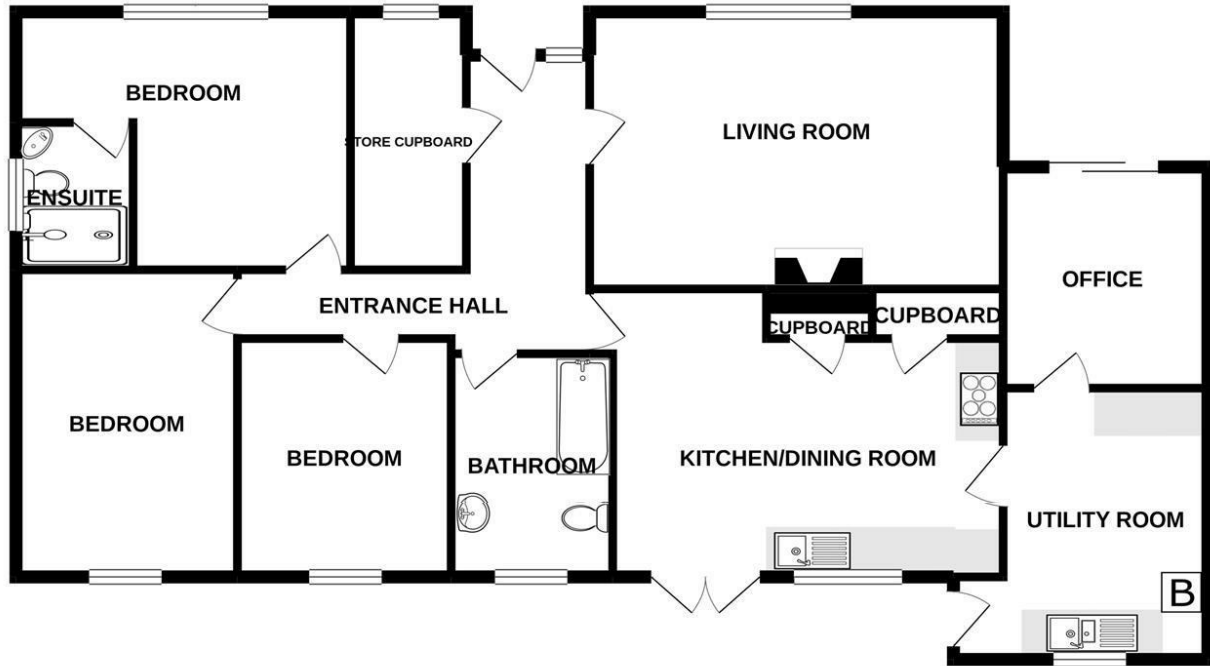
Rear Garden

There is a garden to lawn with a path across the rear of the bungalow. To one end of the garden is a flagged patio, ideally positioned for the evening sun. To the other end are two wooden garden sheds

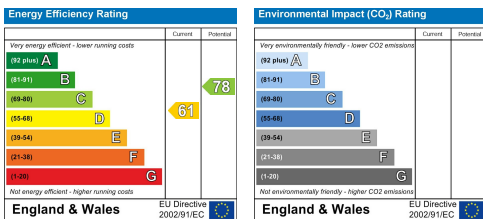


GROUND FLOOR

1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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