



122 Pategill Road, Penrith, CA11 8JS

Guide price £195,000





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- Recently renovated throughout
- 3 bedrooms
- Excellent transport links by road and rail
- Sold with no onward chain
- Enclosed rear garden
- A short walk to Penrith town centre
- Large outside storage room

This delightful property offers a perfect blend of modern living and convenience. Situated in an excellent location, this home is just a stone's throw away from Penrith town centre, where you can enjoy a variety of shops, cafes, and local amenities. With no onward chain, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

Upon entering, you will find a welcoming reception room that provides a comfortable area for relaxation and entertaining along with an impressive kitchen/diner. The house has been recently refurbished throughout, ensuring a fresh and contemporary feel that is ready for you to move in without delay. The modern bathroom complements the overall aesthetic, providing a stylish and functional space.

One of the standout features of this property is the enclosed garden, which offers a private outdoor retreat. Additionally, there is a large external room that can be utilised for various purposes, whether as a home office, workshop, or simply a space for storage or leisure activities.



Hallway

When entering through the front door the bright entrance hall gives access to the lounge, kitchen, stairs and understairs cupboard.

Lounge

10'3" x 15'11" (3.13 x 4.87)
An inviting sitting room boasting panelled walls and a feature electric fireplace with a slate hearth and wooden mantle piece. Dual aspect windows provide the room with ample natural light.

Kitchen Diner

8'3" x 15'9" (2.54 x 4.81)
This impressive kitchen dining room has been thoughtfully designed to offer ample space for both cooking and socialising. The Kitchen area includes a large gas range cooker, chopping block style wooden worktop, black extractor fan and matching fittings, Belfast sink and a fridge freezer. Providing everything a keen cook could desire.

Rear hallway and Store

Providing access to the rear of the property and the garden the rear hall offers an enclosed entrance with storage cupboard. Leading to the Kitchen dining room.

Bedroom 1

8'7" x 15'11" (2.63 x 4.86)
Large double bedroom with windows to the rear.

Bedroom 2

8'5" x 7'10" (2.58 x 2.39)
Double bedroom with views to the rear. Two built in storage cupboards, one housing the boiler.





Bedroom 3

8'6" x 7'8" (2.61 x 2.36)
This bedroom has been fit out as a dedicated dressing room. Previously used as a single and home office.

Bathroom

7'9" x 5'3" (2.37 x 1.62)
Stylish bathroom fit with a shower over bath, glass shower screen, toilet and basin.

External Room

4'7" x 11'3" (1.40 x 3.45)
To the rear of the property there is a handy room with access via the garden. This room, is currently used a store but with a large window would potentially make an excellent craft space or multi usage room.

Outside

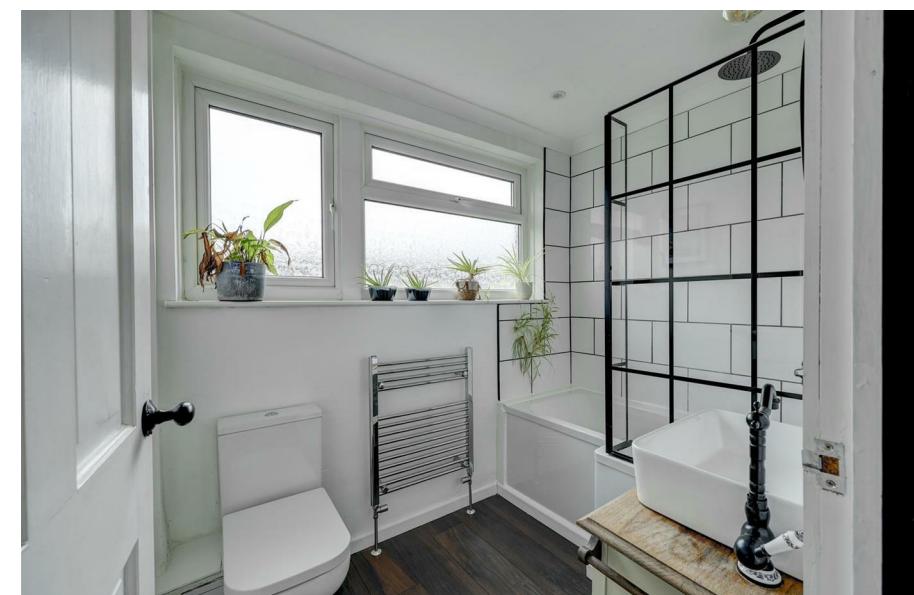
To the rear there is a lawn area laid with Astroturf, a herringbone wooden decking and a wooden seating area with firepit. There is also a dedicated area housing the greenhouse laid with red gravel. To the front of the property there is a hard standing with paving to the front door and an evergreen tree.

Services

Mains Gas fired central heating. Mains electric, water and drainage. Unrestricted roadside parking.

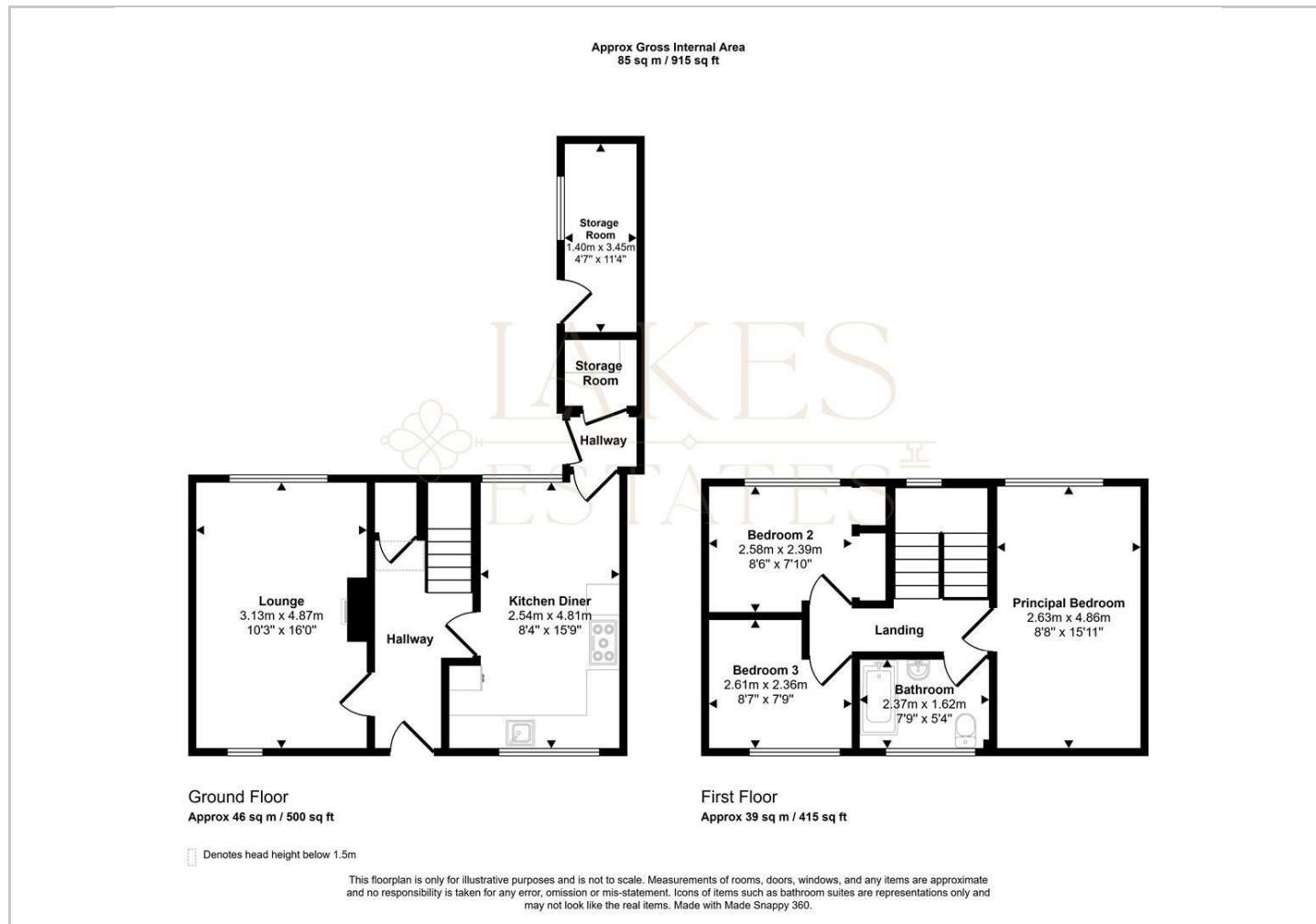
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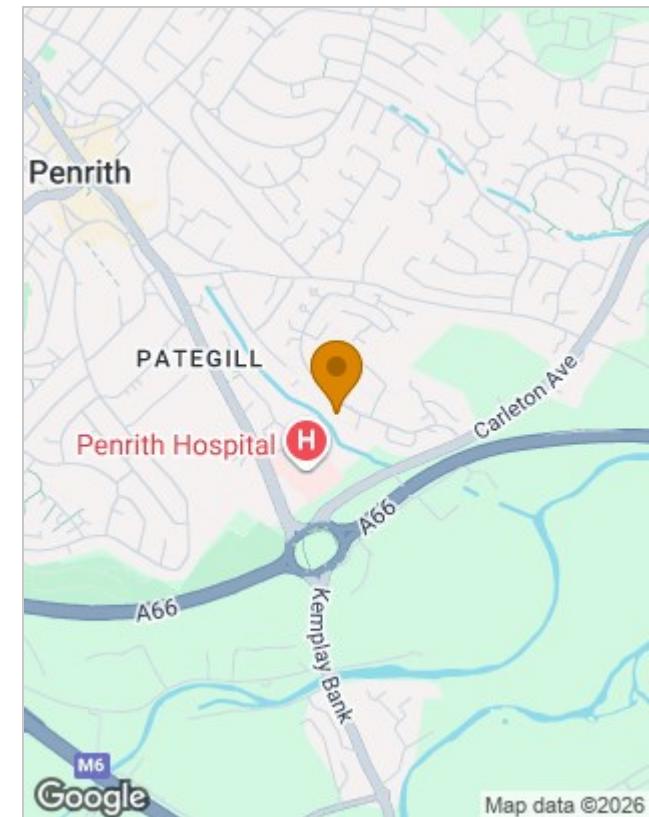
Floor Plans



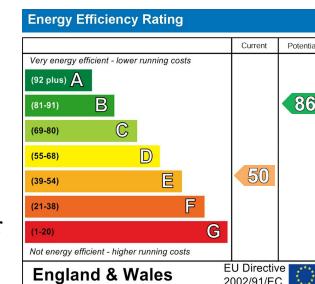
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.