

Sidings, Mill Street, Penrith, CA11 9AE

Guide Price £165,000

PFK

Sidings Mill Street

Penrith

The Sidings is a deceptively spacious and well-proportioned two-bedroom ground-floor apartment, conveniently positioned within the popular market town of Penrith and offering easy access to the town's excellent range of amenities and facilities. Well maintained and presented in very good order throughout, the property provides comfortable, single-storey living with the added benefit of a low-maintenance garden, a garage and off-road parking, making it an appealing prospect for a variety of purchasers.

A useful entrance porch, complete with a cloaks area, leads into the entrance hall, where two generous double-fronted cupboards provide excellent storage, ideal for coats, household essentials and linen.

The spacious living room is a particularly welcoming feature, enjoying plenty of natural light and offering ample room for both comfortable seating and dining furniture. Patio doors open directly onto the garden, creating a lovely connection between the living space and outdoors, whilst a further door leads through to the kitchen.

The kitchen is equipped with a range of wall and base units, complemented by tiled flooring and splashbacks. Integrated appliances include an eye-level oven, hob, fridge and extractor, whilst space is provided for a freestanding freezer and washing machine. A rear-aspect window brings in natural light, completing this practical and well-appointed space.







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Returning to the entrance hall, the bathroom comprises a three-piece suite incorporating a WC, wash basin set above a useful vanity unit, and a bath with an electric shower over and fitted shower screen. Decorative panelling around the bath and shower area, together with half-height wall paneling has been fitted, whilst a heated towel rail and vinyl flooring complete the room.

The apartment offers two double bedrooms, both positioned to the front aspect. One is particularly generous in size, providing excellent space for bedroom furniture, whilst the second offers further comfortable accommodation and flexibility to suit individual needs.

Externally, the property benefits from a low-maintenance garden area incorporating gravelled and patio sections, providing space to enjoy some fresh air without the upkeep of a larger garden.

A further advantage is the detached single garage, which has fitted units, space for a tumble dryer and a useful workshop area, with wooden steps leading to a mezzanine level above to provide additional storage potential. Parking is also available in front of the garage.

Combining a convenient Penrith location with well-maintained, deceptively spacious accommodation, outdoor space and useful garage facilities, The Sidings presents an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking the convenience of ground-floor living close to the town's amenities.













Sidings Mill Street

Penrith

Mill Street is conveniently located within the popular market town of Penrith, providing easy access to a wide range of local amenities including shops, supermarkets, cafés, restaurants, schools and leisure facilities. Penrith offers excellent transport links, with the M6 motorway and Penrith railway station providing convenient connections to Carlisle, the north and major towns and cities further afield. The surrounding Eden Valley and Lake District provide a wealth of opportunities for walking, cycling and enjoying the beautiful Cumbrian countryside.

- Well-Proportioned 2 Bed Ground Floor Apartment
- Well-presented and maintained
- Attractive Accommodation in a Convenient Location
- Low Maintenance Patio and Gravelled Gardens
- Garage & Parking
- Gas Central Heating, modern uPVC Double Glazing
- Tenure - Leasehold
- Council Tax Band - A
- EPC Rating - C

ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room
12' 6" x 15' 1" (3.81m x 4.60m)

Kitchen
6' 8" x 8' 11" (2.02m x 2.73m)

Bathroom
5' 8" x 8' 10" (1.72m x 2.68m)

Bedroom 1
13' 3" x 10' 4" (4.05m x 3.14m)

Bedroom 2
8' 6" x 10' 0" (2.58m x 3.04m)

EXTERNAL

Garage & Parking
17' 1" x 8' 10" (5.20m x 2.70m)

Side and Rear Gardens







ADDITIONAL INFORMATION

Services
Mains electricity, gas, water and drainage. Gas central heating via condensing boiler. 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.

Tenure
We understand that the property is Leasehold and both this property, The Sidings and the first floor apartment, The Sleepers directly above the The Sidings, own the freehold. Responsibility for the maintenance of the building housing these two apartments is joint. LEASE - 999 years from 10th January 1987.

Directions
The property can be located by using What3Words - ///pumps.stamp.including or via the Post Code CA11 9AE. A For Sale board has also been erected for identifying purposes.

Referrals & 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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



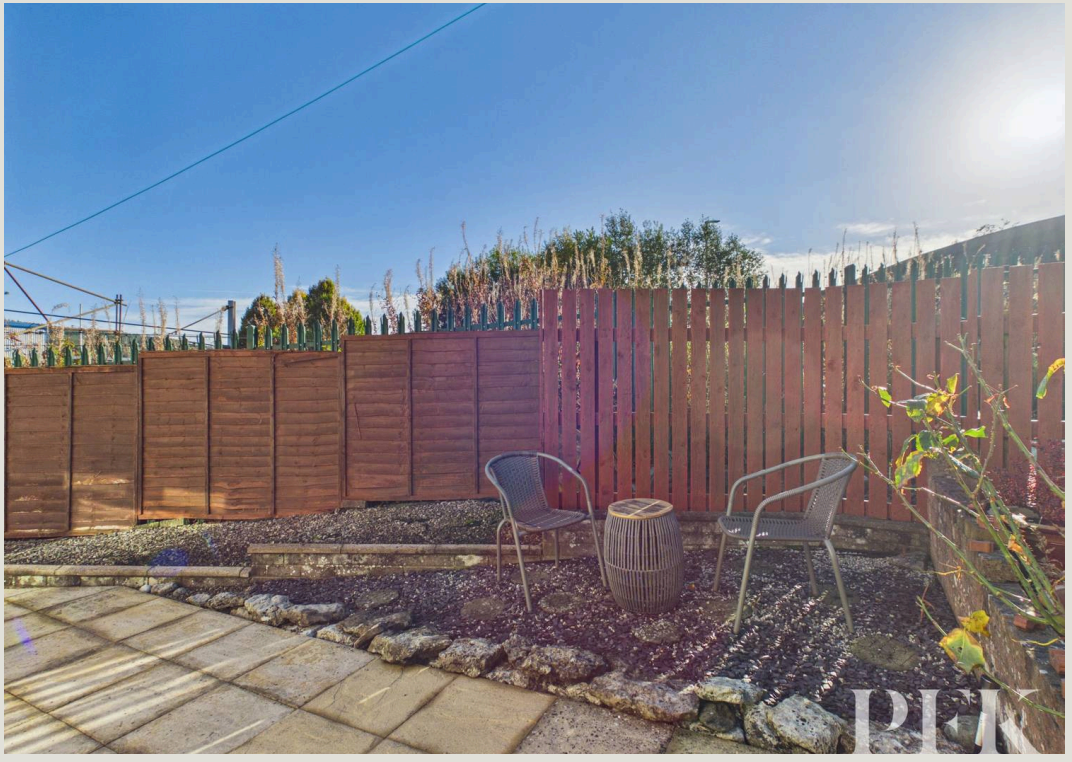


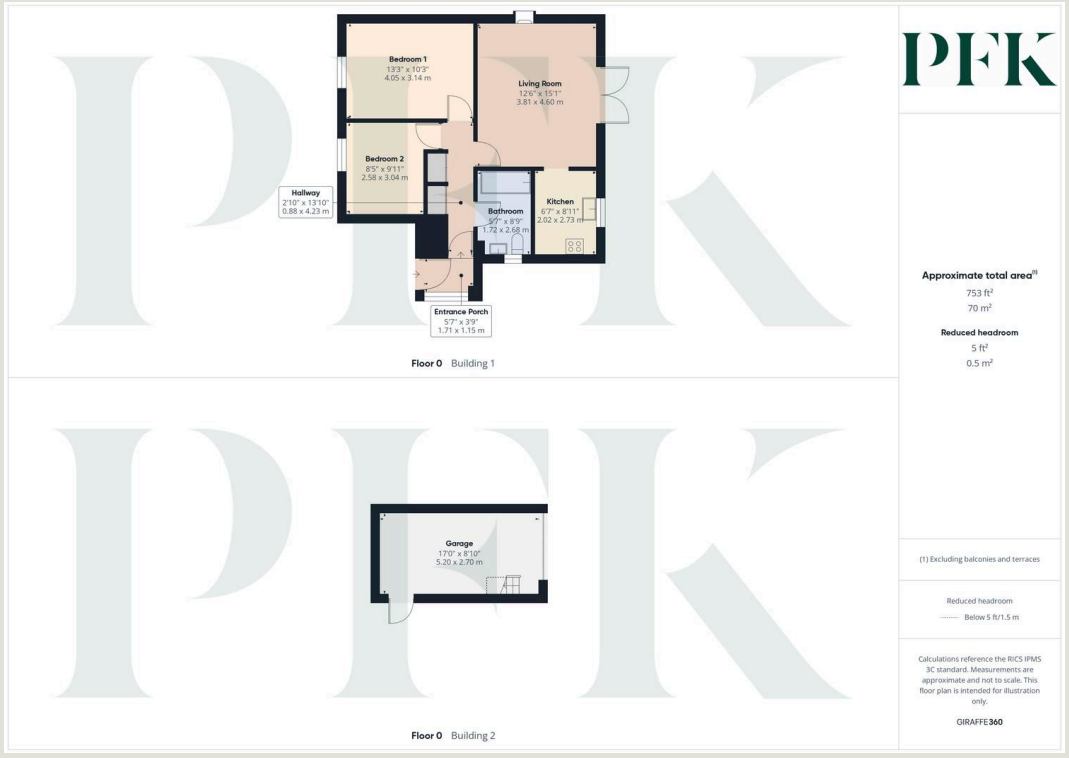


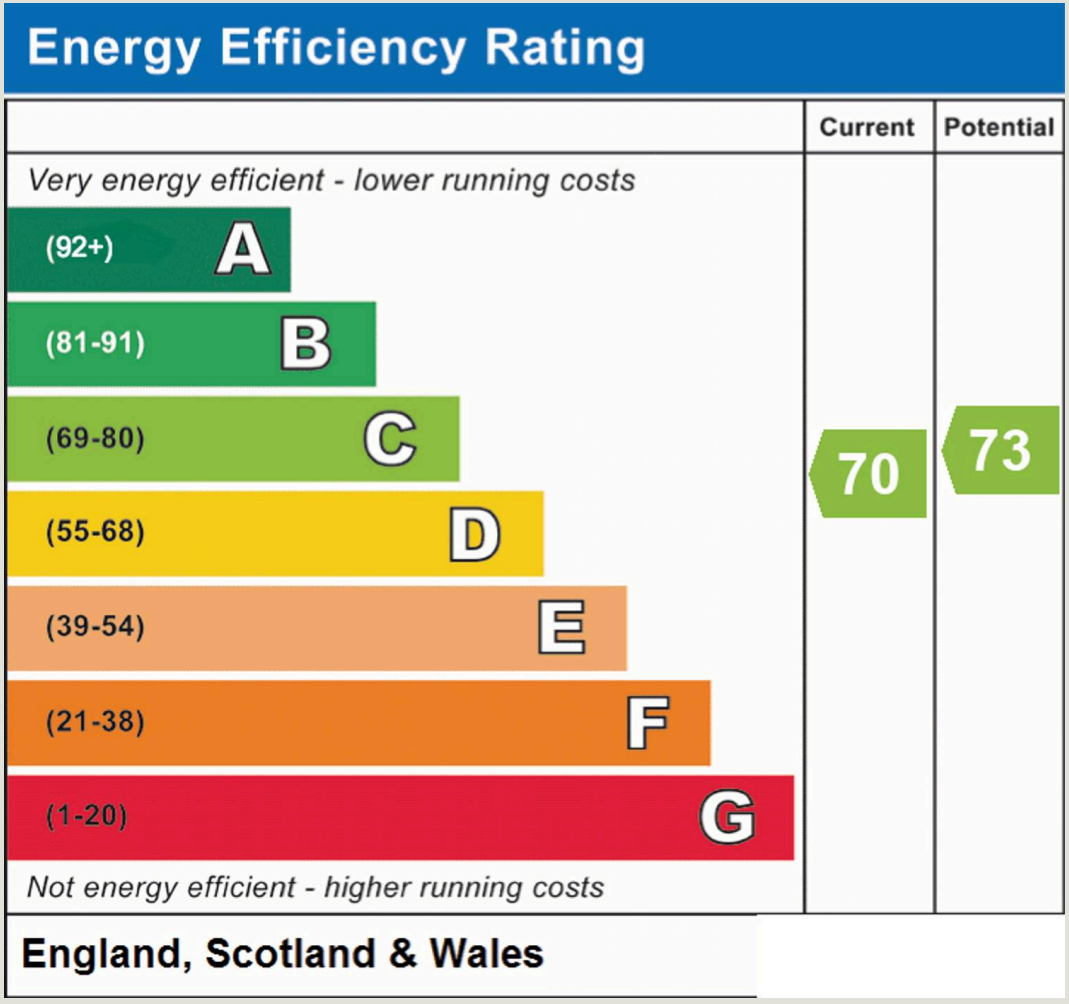

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Bedroom 1
13'3" x 10'3"
4.05 x 3.14 m
Living Room
12'6" x 15'1"
3.81 x 4.60 m
Bedroom 2
8'5" x 9'11"
2.58 x 3.04 m
Hallway
2'10" x 13'10"
0.88 x 4.23 m
Bathroom
5'7" x 8'9"
1.72 x 2.68 m
Kitchen
6'7" x 8'11"
2.02 x 2.73 m
Entrance Porch
5'7" x 3'9"
1.71 x 1.15 m
Floor 0 Building 1
Garage
17'0" x 8'10"
5.20 x 2.70 m
Floor 0 Building 2
PFK
Approximate total area(1)
753 ft²
70 m²
Reduced headroom
5 ft²
0.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
73
England, Scotland & Wales



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The Property Ombudsman

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