

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **7 Graham Street, Penrith, Cumbria, CA11 9LG**



- **Traditional End of Terrace Sandstone House in the New Streets Conservation Area**
- **Living Room, Dining Kitchen, Laundry Room + Shower Room**
- **2 Double Bedrooms and Useful Attic Room**
- **Beautiful Well Stocked Rear Garden**
- **Gas Central Heating via a Condensing Boiler**
- **Multi Fuel Stove in the Living Room**
- **Resident Parking Permit Available**
- **Tenure - Freehold. Council Tax Band - B. EPC - TBC**

**Price £215,000**

Positioned at the bottom of Graham Street, within the New Streets Conservation Area, number 7 is a handsome end of terrace sandstone house with comfortable accommodation comprising; Living Room, Dining Kitchen, Laundry Room, ground floor Shower Room, 2 Double Bedrooms and a useful Attic Room. Outside there is an attractive Forecourt and to the rear is a well stocked Garden with a Garden Shed. This lovely home also benefits from Double Glazing, Gas Central Heating and a Morso multi fuel stove in the living room.

### **Location**

From the centre of Penrith, head up Sandgate and turn left into Meeting House Lane which becomes Drovers Lane and take the 6th right hand turn into Graham Street, number 7 is on the right hand side.

### **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 17,000 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 Freehold**

The property is freehold and the council tax is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## **ACCOMMODATION**

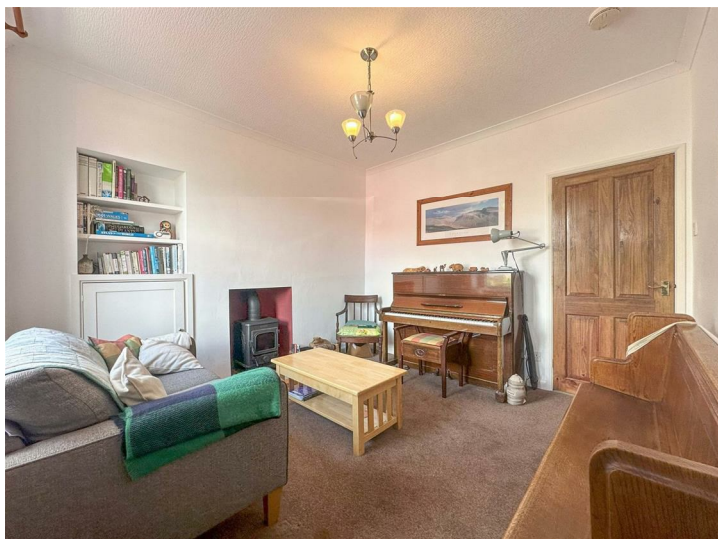
### **Entrance**

Through a painted hardwood panel door to the:



**Living Room 10' 11 x 10' 6 (3.05m x 3.35m x 3.05m' 1.83m)**

A Morso cast iron multi fuel stove is set in a simple Inglenook with a stone hearth. To one side of the chimney breast is a shelved wall niche with floor cupboard housing the gas and electric metres and the MCB consumer unit. A double glazed window faces to the front and there is a single radiator and a telephone point and a telecoms point. A stripped pine door opens to the



**Inner Hall**

Stairs lead to the first floor with a cupboard below. The flooring is laminate there is a single radiator and a painted panel door opens to the;

**Kitchen 10'3 x 11'2 (3.12m x 3.40m)**

Fitted with white fronted wall and base units and a wood block worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and gas hob with a glass splashback and a cooker hood and space for an under surface fridge and freezer. The ceiling has recessed downlights, the flooring is laminate and there is a double radiator, a double glazed window to the rear and a part glazed door to the;



### Utility Room 5'5 x 6'4 (1.65m x 1.93m)

Fitted with a base unit having a stainless steel single drainer sink and plumbing for a washing machine. The flooring is wood laminate. There is a double glazed skylight, a double glazed window and door to the side and a painted panel door to the side;



### Shower Room 6'3 x 6'2 (1.91m x 1.88m)

Fitted with a white toilet, wash basin and a quadrant shower enclosure, tiled to two sides with a mains fed two-head shower over. There is a heated towel rail and a double glazed window to the side.



### First Floor-Landing

The stairs continue to the second floor and painted panel doors lead to bedrooms one and two.





### **Bedroom One 11'2 x 10'8 (3.40m x 3.25m)**

There is a recessed wardrobe to one wall. The floorboards are exposed and there is a single radiator and a double glazed window to the front.



### **Bedroom Two 10'5 x 10'4 (3.18m x 3.15m)**

Having laminate flooring, a double radiator and a double glazed window to the rear. To one corner is a built in cupboard housing a Valiant gas fire condensing combi boiler to provide the hot water and central heating.



### **Second Floor**

The stairs rise into the;

### **Attic Room 19' x 10'5 limited headroom (5.79m x 3.18m limited headroom)**

With natural wood and spindles and handrail around the stairwell. The roof is sloped to the front and rear with recessed lighting and double glazed Velux window blackout blind.



### **Outside**

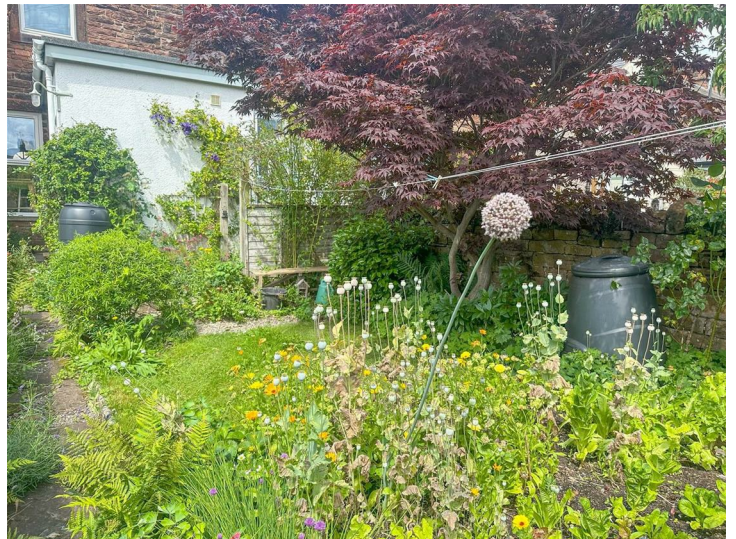
The Forecourt has a gravel bed a flower bed and a stone path to the front door.



A shared gravel path between number seven and eight leads to the rear.

Please note, the neighbours at numbers 5 and 6 have a right of way along the pass and across the rear of number 7.

There is a delightful rear garden with a small lawn and two vegetable/fruit beds.

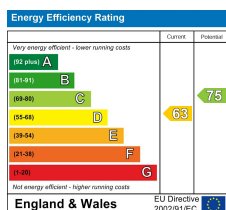


A path along the side of the fruit bed leads to a further area given over to gravel and with a wooden shed.





GROSS INTERNAL AREA  
TOTAL: 979 sq.ft  
FLOOR 1: 454 sq.ft, FLOOR 2: 321 sq.ft, FLOOR 3: 204 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

#### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

