

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

41 Wordsworth Street, Penrith, CA11 7QY



- **Classic Three Storey Sandstone Townhouse**
- **Situated at the Top of the New Streets Conservation Area**
- **Living Room Dining Kitchen, Rear Lobby/Store + Utility/Cloakroom**
- **Four Double Bedrooms + First Floor Bathroom**
- **Forecourt Garden and Garden to the Rear**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £250,000

At the top of Wordsworth Street, just down from Beacon Edge, number 41 is a classic three storey sandstone townhouse offering generous accommodation, almost 1,500 Sq. ft, comprising; Vestibule, Hallway, Living Room, Dining Kitchen, Rear Lobby/Store Room, Utility Room with WC, Half Cellar, Four Double Bedrooms and a First Floor Bathroom. Outside there is a Forecourt Garden and there is a Rear Garden with a shared Store Shed.

The property will benefit from some general updating but does benefit from uPVC Double Glazing, Gas Central Heating via a Condensing Boiler and there are several of the original features intact, making this an excellent opportunity for a comfortable and characterful family home in a desirable area.

Location

From the centre of Penrith, head up Sandgate and turn left into Meeting House Lane and drive to the mini roundabout. Turn right and head up to the top of Wordsworth Street, number 41 is on the right.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, 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 C.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad panel door to the;

Vestibule

A part glazed panel door with patterned leaded glass opens to the;



Hallway

Stairs lead to the first floor with polished pitch pine handrail and banisters. There is plaster coving to the ceiling, a double radiator, a telephone point and pine panelled doors to the kitchen, half cellar and;

Living Room 12'7' x 9'11 (3.84m' x 3.02m)

An open fireplace is set in a cast iron surround with a brass canopy, tiled inserts, a marble hearth and a pine surround. To either side of the chimney are arched niches with pine floor cupboards, one housing the electric meter and fuse box. There is original plaster coving and ceiling rose, a picture rail around the room and a uPVC double glazed window to the front. There is a TV aerial point/satellite lead, a telecoms point and a double radiator.



Kitchen 12'1 x 12'11 (3.68m x 3.94m)

Fitted to two sides with oak fronted units and a cream worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There are two original recessed cupboards with pine panelled doors. There is a built-in electric double oven, gas hob, plumbing for a washing machine and space for an undercounter fridge. The flooring is tiled, there is a double radiator, a uPVC double glazed window to the rear and a pine panelled door to the;

**Rear Lobby 7'3 x 5'6 (2.21m x 1.68m)**

Having a single radiator, ceramic tiled flooring and a uPVC double glazed window to the side. A part glazed wooden stable door opens to the outside and a pine panel door leads to the;

**WC/Utility Room 6'6 x 5'4 (1.98m x 1.63m)**

Fitted with a toilet, a wash basin and having plumbing for a washing machine. A wall mounted Gloworm gas fired condensing combi boiler provides the hot water and central heating. There is a single radiator and uPVC double glazed windows to two sides.

Half Cellar

Accessed from the hallway, there is a stone cold shelf, shelving above, a light and power points.



First Floor-Landing

A ceiling light with part coloured leaded glass above the stairwell gives natural light. There is a built-in linen cupboard and pine panelled doors open to the bedrooms, bathroom, stairs to the attic rooms and the under stairs cupboard.

Bedroom One 12'7 x 13'8 (3.84m x 4.17m)

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



Bedroom Two 12'2 x 8'8 (3.71m x 2.64m)

There is a feature cast-iron fireplace, a double radiator, a satellite lead and a uPVC double glazed window to the rear with an open outlook.



Bathroom 7'11 x 4'9 (2.41m x 1.45m)

Fitted with a toilet, a wash basin and a panelled bath with a Mira mains fed shower over and tiles around. The floor is tiled and there is a heated towel rail and an extractor fan.

**Second Floor-Landing**

A low door gives access to the loft area above the stairwell where the skylight is, it is possible, subject to building regulations to create a shower room in this area. Planked doors lead off.

Bedroom Three 12'9 x 13'8 (3.89m x 4.17m)

The ceiling is partly slope with a double glazed valley roof window with blackout blind and there is a double radiator.

**Bedroom Four 9'7 x 13'9 (2.92m x 4.19m)**

The ceiling is partly slope with a double glazed valley roof window with blackout blind and there is a double radiator.

Outside

There is a small forecourt to lawn with a stone flagged path to the front door.

A shared passageway between numbers 40 and 42 Leeds to the rear of the terrace, across number 42 and threw a gate to the rear garden.

Immediately to the rear of the house is a hardstanding and an;

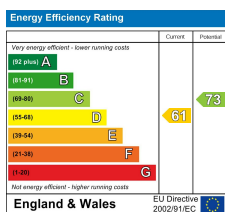
Outhouse 8'9 x 11'8 (2.67m x 3.56m)

The outhouse is shared with numbers 40 and 42 and is in need of repair.

Beyond the outhouse is a garden, mainly to grass with a gravel path along one side, hardstanding for a shed and at the far end is a garden pond note number 40 and 42 as a right of access access across the rear of number 41



GROSS INTERNAL AREA
TOTAL: 135 m²/1,460 sq.ft
FLOOR 1: 56 m²/602 sq.ft, FLOOR 2: 45 m²/488 sq.ft, FLOOR 3: 34 m²/370 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk
Visit our Website - 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
www.wilkesgreenhill.co.uk

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

