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Residential
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7 New Buildings, Foster Street, Penrith, CA11 7NU



- **Characterful Terraced Cottage with Accommodation Over Three Floors**
- **Beautiful and Generous Enclosed Garden to the Rear**
- **Living Room + Kitchen**
- **3 Bedrooms + Bathroom with Views to the Lakeland Fells**
- **Resident Permit Parking Available**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - A. EPC - C**

Price £170,000

This characterful cottage on the north side of Penrith, is set in a quiet side lane just half a mile walk from Penrith town centre, offers eclectic accommodation over three floors comprising; Kitchen, Living Room, 3 Bedrooms and a top floor Bathroom which enjoys a view over the rooftops of Penrith to the Lakeland fells around Ullswater.

Outside there is a rear garden with a gate opening into to an attractive, large enclosed private garden, perfect for a family.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler and has an EPC rating of C.

Location

From the centre of Penrith, head up Castlegate, cross over the two mini roundabouts and drive down Brunswick Road. At the bottom of the hill, follow the road to the left and keep in the left hand lane, then fork left, into Strickland Terrace. Fork left again into Foster Street.

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

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

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.

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

A uPVC double glazed stable door to the;

Kitchen 7' x 7'3 (2.13m x 2.21m)

Fitted with a range of wall and base units and a marble effect worksurface incorporating a stainless steel single drainer sink and a tiled splashback. There is a built-in electric oven and gas hob with cooker hood, space for a fridge, plumbing for a washing machine and space for a further appliance. A wall cupboard houses the fuse box and the electric meter and a wall mounted Worcester gas fired condensing combi boiler provides the hot water and central heating. The floor is ceramic tiled, there is a single radiator and access to an understairs store. A uPVC double glazed window faces to the front and a planked door opens to the;



Living Room 13'1 x 12'3 (3.99m x 3.73m)

A flame effect gas fire is set in a sandstone chimney breast and hearth with a shelved niche to one side with a floor cupboard and light. The flooring is laminate there is a single radiator and a satellite lead. A uPVC double glazed door opens to the rear and a planked door opens to the stairs



First Floor-Landing

Return stairs with natural wood handrail and spindles continue to the first floor and pine planked doors opens to bedrooms one and two.

Bedroom One 10'4 x 12'1 + wardrobe recess (3.15m x 3.68m + wardrobe recess)

Along one wall are built-in wardrobes with oak doors provide hanging, shelf and locker storage. There is a single radiator and a uPVC double glazed window to the rear looks out across the rear gardens.



Bedroom Two 10'11 x 7'3 (3.33m x 2.21m)

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



Second Floor Landing

Pine planked doors lead off to the bathroom and;

Bedroom Three 10'6 x 12'1 (3.20m x 3.68m)

The ceiling is partly sloped with an exposed roof timber and a large double glazed Velux roof window looking out across the rooftops. There is a single radiator and a built-in cupboard with hanging and shelf space and lockers above



Bathroom 10'9 x 7'3 (3.28m x 2.21m)

Fitted with a toilet, a wash basin and a panelled bath having centre mounted taps and mixer shower taps. The walls are part tiled, the flooring is laminate and the ceiling is partly sloped with a double glazed Velux roof light which looks across the rooftops to the fells around Ullswater. There are built in storage cupboards and a single radiator.



Outside

Resident permit parking is available through Westmorland and Furness Council

To the rear of the row of cottages is a path giving access out onto Foster Street and across the path from the house is a garden area to lawn with fence around.

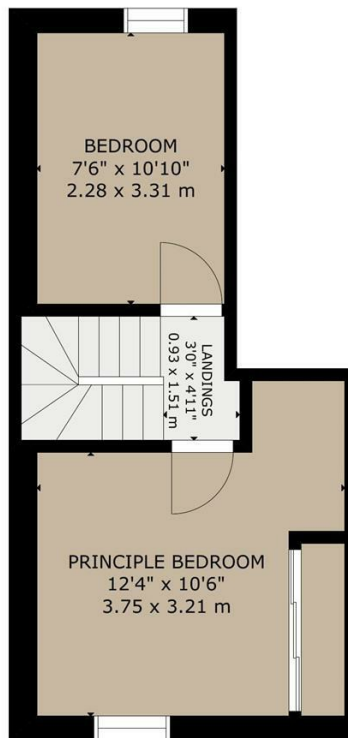


A gate in the fence at the bottom of the garden opens to a large garden area laid mainly to grass with a variety of mature shrubs and plants, a raised bed and a flagged seating area.

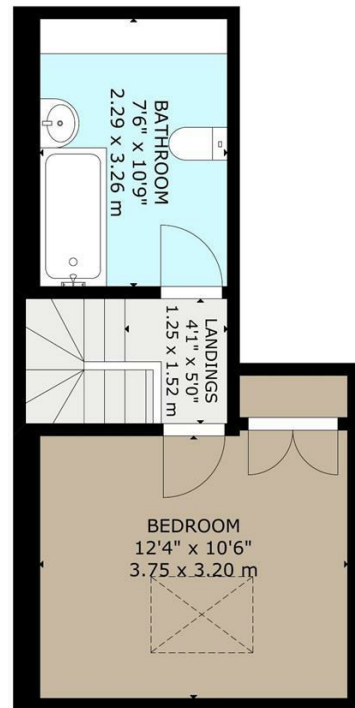




FLOOR 1

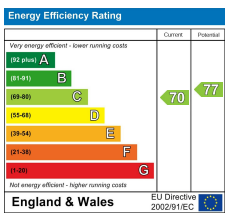


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 TOTAL: 77 m²/827 sq.ft
 FLOOR 1: 27 m²/286 sq.ft; FLOOR 2: 25 m²/272 sq.ft
 FLOOR 3: 25 m²/269 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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