

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

7 James Street, Penrith, CA11 9BY



- **Smart and Stylish 3 Storey Sandstone Terraced House**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room, Dining Room + Kitchen**
- **2 Bedrooms and First Floor Bathroom + Attic Room**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Resident Permit Parking + Enclosed Rear Yard**
- **Tenure - Freehold. Council Tax Band - B. EPC - D**

Asking price £165,000

7 James Street has been comprehensively updated to create a smart, stylish, comfortable and appealing home that will suit many different types of buyer. The accommodation is spread over 3 floors and comprises; Hallway, Living Room, Dining Room Kitchen, 3 Bedrooms and a First Floor Bathroom. Outside there is a small Enclosed Rear Yard and Resident Permit Parking is available through Westmorland and Furness Council. This lovely home also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, head up Castlegate, drive over the first mini roundabout and take the first exit at the next mini roundabout, signposted to Greystoke. Drive round the left and right hand bends and then fork right into Howard Street. Take the first right into Cross Street, cross over Brougham Street and Mill Street into York Street and then take the first left into James Street.

Amenities Penrith

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.

Internet is connected via Sky Broadband and the speed is 74.1 MB.

Tenure

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

The entrance is through a uPVC double glazed door to the;

Hallway

Having laminate flooring, a double radiator, stairs to the first floor and pine panel doors to the dining room and;

Living Room 11'7 x 9'3 (3.53m x 2.82m)

A remote control electric living flame fire is set in a granite half and back with a painted wood surround. To one side of the chimney is a niche with floor cupboard which houses the gas meter. The flooring is laminate, there is a TV lead, a telecoms point, a double radiator and a UPVC double glazed window to the front.



Dining Room 13'6 x 9'10 (4.11m x 3.00m)

With laminate flooring, a double radiator and a UPVC DG to the rear. Pine panel doors open to the under stairs store and;



Kitchen 11'3 x 7'8 (3.43m x 2.34m)

Fitted to 2 sides with wood grain finish shaker style wall and base units and a marble effect worksurface incorporating a stainless steel single drainer sink with mixer tap and splashback to match the worksurface. There is a built-in electric oven and gas hob with glass splashback and an extractor hood, space for an undercounter fridge and freezer and plumbing for a washing machine. One of the cabinets houses, a Worcester condensing combi gas fired boiler providing the hot water and central heating. The ceiling has recessed downlights, the flooring is laminate and there is a UPVC double glazed window and door to the outside.



First Floor - Landing

A UPVC double glazed window to the rear gives natural light. Cabin steps with solid wood treads and metal handrail lead to the second floor. Pine panel doors open to bedrooms one and two and the bathroom.

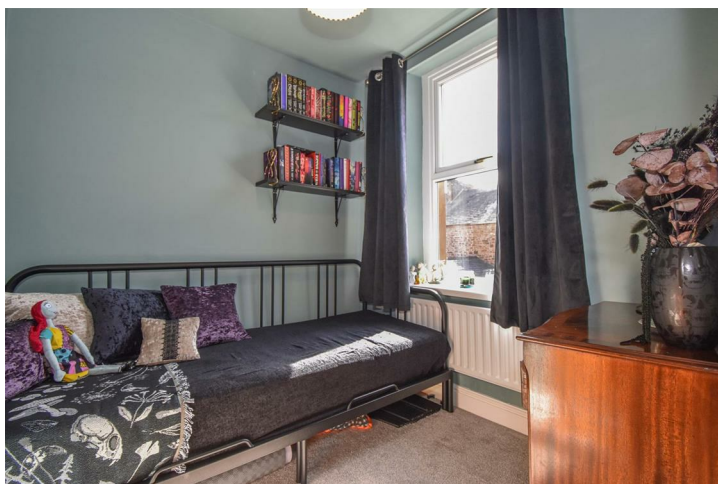
Bedroom 1 12' x 12'8 (3.66m x 3.86m)

There is a double radiator and a UPVCDG to the front.



Bedroom 2 7' x 7'2 (2.13m x 2.18m)

Having a single radiator and a UPVCDG to the rear.



Bathroom 6' x 6'11 (1.83m x 2.11m)

Fitted with a contemporary wash basin having a cabinet below, a toilet with a concealed system and a square ended bath with a mains fed rainwater shower over, tiles around and a clear screen. The flooring is LVT, the walls are part tiled and there is a heated towel rail and an extractor fan.



Second Floor - Landing

A door opens into;

Attic Bedroom 17'2 x 9'4 limited headroom (5.23m x 2.84m limited headroom)

The ceiling is open to the apex with a large double glazed Velux window. The flooring is laminate, there is a double radiator and access to eaves storage both front and rear.



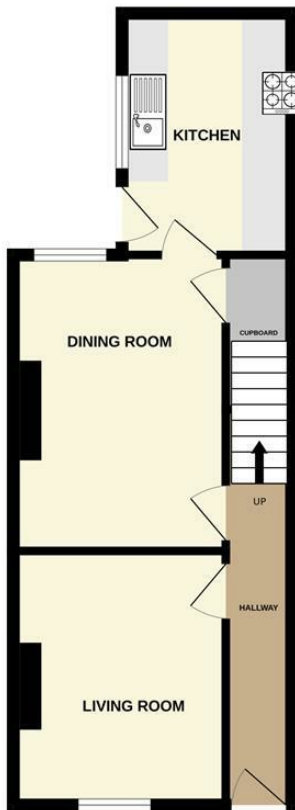
Outside

There is permit parking available through Westmorland and Furness Council.

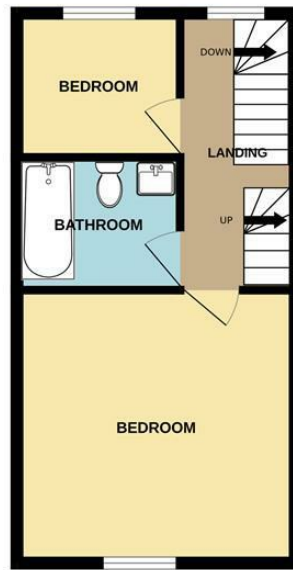
To the rear of the house is a small enclosed, block paved yard with a high fence around and a gate opening to a pedestrian access lane across the rear of the terrace.



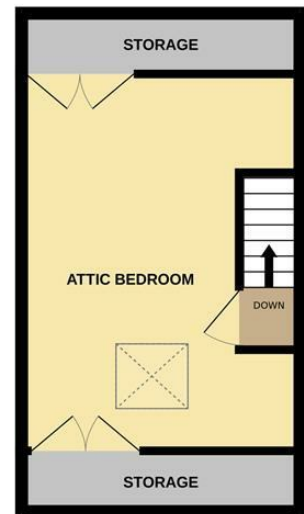
GROUND FLOOR



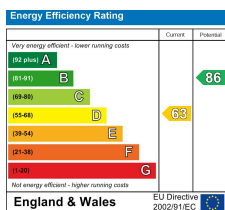
1ST FLOOR



2ND FLOOR



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