

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **51 Wordsworth Street, Penrith, CA11 7QY**



- **Classic Four Storey Sandstone Terrace Family Home**
- **Situated in the New Streets Conservation Zone**
- **Living Room, Sitting Room, Dining Room + Kitchen**
- **4 Bedrooms + Shower/Wet Room**
- **Cellar Store Room + Cloakroom**
- **Enclosed Garden to the Rear**
- **Resident Permit Parking Available**
- **In Need of General Updating**
- **Tenure - Freehold. Council Tax Band - C. EPC -Rate E**

**Asking price £310,000**

Set on Wordsworth Street, in the ever popular New Streets Conservation Zone, this classic four storey sandstone townhouse offers generous and flexible living space comprising; Hallway, Living Room, Sitting Room and Shower/Wet Room to the ground floor, a Dining Room, Kitchen, WC and Cellar to the Basement, 2 Double Bedrooms to the first floor and 2 Attic Bedrooms to the second floor. Outside there is an attractive Forecourt and an enclosed Rear Garden. Resident Permit Parking is available through Westmorland and Furness Council.

Whilst the property is a much loved home and has uPVC Double Glazing and Electric Heating, it will benefit from general updating and improvement, to create an ideal family home.

### **Location**

From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane. Take the third left turn into Wordsworth Street, number 51 is on the right.

### **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 and electricity are connected to the property. Heating is by storage and electric panel heaters.

### **Tenure**

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 fee 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

## ACCOMMODATION

### Entrance

Through a broad timber panelled door with arched fan light above to the;

### Vestibule

A part glazed timber door opens to the;

### Hallway

There is original plaster coving to the ceiling, a night storage heater and stairs lead to the first floor. Hardwood panelled doors open to the living room and;



### Sitting Room 13 x 4'12 (3.96m x 1.22m)

The ceiling has original plaster coving, there are two shelved niches with floor cupboards to one wall, an electric panel wall heater and a uPVC double glazed window to the front.



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

Having an open fireplace set in a tiled hearth and surround with a recessed shelved cupboard to one side. There is a night storage heater, a TV aerial point, a UPVC double glazed window to the rear and a panelled door opens to the;



### Lobby

A built-in airing cupboard houses the hot and cold water tanks and shelves. There is a telephone point. Stairs lead down to the basement level and a door opens to the;

### **Wet Room 6'8 x 8'4 (2.03m x 2.54m)**

Having moulded flooring with a drain point and an electric shower over. There is a wall mounted wash basin, a lavatory and the walls are part marine boarded. There is an electric heated towel rail, a wall mounted fan heater and a uPVC double glazed window to the rear.

### **Basement Level**

The stairs from the lobby drop into the;

### **Dining Room 15'x 12'11 (4.57mx 3.94m)**

Having an electric flame effect fire set in a wood surround. There are two night storage heaters, a TV. point, a uPVC double glazed window to the rear and a door to the understairs store. Doors opens to an inner lobby and the;



### **Kitchen 10' x 11'8 (3.05m x 3.56m)**

Fitted with a range of oak fronted wall and base units and a cream worksurface incorporating a stainless steel sink with mixer tap and tiled splashback. There is space for a slot in cooker, plumbing for a washing machine, plumbing for a dishwasher and housing for a fridge. There is an electric panel wall heater, uPVC double glazed windows to two sides and a door opening to the rear garden.



### **Inner hall**

Doors lead to the cellar store and;

### **WC 7'6 x 3'11 (2.29m x 1.19m)**

Fitted with a toilet and a wash basin set in a cabinet. There is a night storage heater, the walls and floor are tiled and there is an extractor fan.



### **Cellar Store 13'2 x 11'5 (4.01m x 3.48m)**

Having light, power points and to one wall is the original stone cold shelf. There is a wall mounted MCB consumer unit and the electric meter.

### **First Floor -Landing**

A uPVC double glazed window to the rear allows natural light to the landing and the hall. A door opens to the stairs to the second floor and panelled doors open to bedrooms one and two.

### **Bedroom One 13'3 x 15'11 (4.04m x 4.85m)**

Have an electric panel wall heater, a telephone point and a uPVC double glazed window to the front.



### **Bedroom 2 12'4 x 9'7 (3.76m x 2.92m)**

A door gives access to the under stairs store and a UPVC double glazed window overlooks the rear garden.



### **Second Floor - Landing**

Plank doors open to the attic bedrooms.

### **Attic Bedroom One 9'9 x 15'11 floor area (2.97m x 4.85m floor area)**

The ceiling is partly sloped with a double glazed Velux roof light.



**Attic Bedroom Two 8' 10 x 15'11 floor area  
(2.44m 3.05m x 4.85m floor area)**

The ceiling is partly sloped with a double glazed Velux roof light.



**Outside**

The forecourt is given over to a rose bed with low stonewall around and a flagged path to the front door.

To the rear of the house is an enclosed garden area with a stone flagged terrace by the house leading to a lawn with flowering and shrub borders and a small flagged seating area.

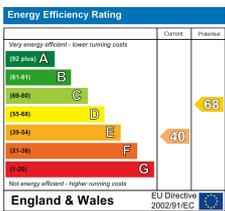
To one side of the garden is a wooden garden shed.

Access to the rear is through a passageway to the side of number 52 and number 50 as a pedestrian rights of way across the garden of number 51.





GROSS INTERNAL AREA  
 TOTAL: 197 m<sup>2</sup>/2,113 sq ft  
 BASEMENT: 57 m<sup>2</sup>/614 sq ft, FLOOR 1: 59 m<sup>2</sup>/634 sq ft  
 FLOOR 2: 46 m<sup>2</sup>/493 sq ft, FLOOR 3: 35 m<sup>2</sup>/372 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

