

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **8 Milton Street, Penrith, CA11 9HZ**



- **Mid Terraced Cottage to the North of Penrith Town Centre**
- **Quiet Side Lane with a View Towards Blencathra**
- **Living Room + Dining Kitchen**
- **2 Bedrooms - 1 with Walk Through Nursery/Dressing Room + Bathroom**
- **Enclosed Garden to the Rear + On Street Parking**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

**Price £170,000**

Situated in a quiet side street to the north of Penrith town centre and with an open aspect to the front across the adjacent recreational ground to Blencathra in the distance, 8 Milton Street is a mid terrace sandstone cottage with an interesting first floor extension to the rear to give accommodation comprising; Living Room, Dining Kitchen, 2 Bedrooms, one with a walk through Nursery/Dressing Room/Study and there is a first floor Bathroom. To the rear of the house is an enclosed garden and there is On Street Parking available. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

### **Location**

From the centre of Penrith, head North on the main road out. Pass beyond the filling station on Scotland Road and turn left into Robinson Street, Milton Street is on the right hand side.

### **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.

### **Tenure**

The property is freehold and the council tax is band B

### **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 composite security door to the;

### **Living Room 12'12' (3.66m')**

There are two niches to one wall, one with a floor cupboard housing the MCB consumer unit. A uPVC double glazed window to the front looks out across the recreation ground opposite toward Blencathra. The flooring is laminate, there is a single radiator, a telephone point and a TV lead. A part glazed panel door opens to the;



### **Dining Kitchen 10'5 x 10'8 (3.18m x 3.25m)**

Having painted wall and base units and a stone effect worksurface incorporating a stainless steel single drainer one and a half bowl sink with mixer tap and tiled splashback. There is a built-in electric oven and 5 ring gas hob set in an Inglenook with tiled splashback. The floor is laminate, there is a double radiator and a uPVC double glazed window to the rear. Stairs lead to the first floor with 2 cupboards below, one having plumbing for a washing machine.



### **First Floor-Landing**

A Ceiling trap with drop-down ladder gives access to the insulated roof space and doors open to the bedrooms and bathroom.



### **Bedroom One 8' x 12'3 (2.44m x 3.73m)**

A uPVC double glazed window to the front looks out across the recreational ground to Blencathra. There is a built-in cupboard to one wall and a single radiator.



### **Bedroom Two**

The second bedroom is in two sections with a walk-through area ideal as a dressing room, nursery or office space which is open into the sleeping area.

#### **Through Room 8'9 x 8'9 (2.67m x 2.67m)**

A recessed cupboard above the stair head houses a gas fired condensing Combi boiler which provides the hot water and central heating. There is a single radiator and an open doorway to the;



### **Sleeping Area 6'8 x 12'1 (2.03m x 3.68m)**

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



### **Bathroom 5'9 x 9'1 max (1.75m x 2.77m max)**

Fitted with a toilet, a wash basin and a steel bath with a mains fed shower over. The walls are fully tiled and there is a double glazed roof light, a single radiator, a shaver socket and an extractor fan.



### **Outside**

Street parking is available to the front on Milton Street.

A passage around the neighbouring properties allows access to the rear where there is an enclosed garden area (number 7 Milton Street has right across).

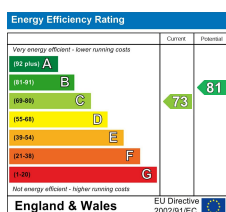
There is a covered area below bedroom two leading to a deck seating area and the garden is mainly to grass with shrub borders. At the bottom of the garden is a flagged area with a garden shed.







GROSS INTERNAL AREA  
TOTAL: 67 m<sup>2</sup>/721 sq.ft  
FLOOR 1: 30 m<sup>2</sup>/327 sq.ft FLOOR 2: 37 m<sup>2</sup>/394 sq.ft  
EXCLUDED AREAS: PATIO: 10 m<sup>2</sup>/106 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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