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6 Flatts Cottages Benson Row, Penrith, CA11 7YJ



- **Spacious Modern Cottage Style Home**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room, Dining Kitchen + Cloakroom/WC**
- **2 Double Bedrooms and First Floor Bathroom**
- **Enclosed Rear Garden with a Southerly Aspect**
- **Gas Central Heating via a Condensing Boiler + Double Glazing**
- **Private Off Road Parking Space**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

Asking price £180,000

Just a short walk from Penrith town centre, 6 Flatts Cottages is a comfortable and spacious modern cottage style home with accommodation comprising; Entrance Porch, Cloakroom, Living Room, 2 Double Bedrooms and a Bathroom with a shower over the bath. Outside there is a small Rear Garden which enjoys a Southerly aspect and there is also a Private Off-Road Parking Space.

The property also benefits from Gas Central Heating via a Condensing Boiler and is fully Double Glazed.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts into Fell Lane. Take the first right turn into Brentfield Way, turn right again into Friars Rise and then right again into Flatts Cottages.

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 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

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.

ACCOMMODATION

Entrance

Through a UPVC double glazed door to the:

Porch 6'8 x 4'10 (2.03m x 1.47m)

A built-in coat cupboard has hanging, shelf and lock at storage. There is a single radiator and plank doors off to the kitchen and Cloakroom.

Cloakroom/WC

Fitted with a toilet and a corner wash basin. There a double glazed window, a recessed wall cupboard housing the electric meter and a further built in wall cupboard.

Dining Kitchen 12' 6 x 12'9 (3.66m 1.83m x 3.89m)

Fitted to two sides with cream fronted cottage style unit units and a wood effect worksurface incorporating a ceramic one and a half bowl single drainer sink with mixer tap. There is a built-in electric double oven and gas hob with cooker hood, plumbing for a washing machine and space for an upright fridge freezer. A wall mounted Worcester condensing combi boiler provides the hot water and central heating. There is a double radiator, a telecoms point, a double glazed window to the front and an open doorway to the living room.



Living Room 15'4 x 12'9 (4.67m x 3.89m)

There is a feature fireplace with pine surround, two double radiators, and a TV aerial point. Stairs lead to the first floor with natural pine handrail and spindles and being open below. A uPVC double glazed window and door overlook the garden with a lovely view towards the centre of Penrith and the Ullswater fells in the distance.



First Floor-landing

A ceiling trap with drop-down ladder gives access to the insulated roof space. There is a single radiator and plank doors off to the bedrooms and bathroom.

Bedroom One 10'9 x 10'7 (3.28m x 3.23m)

Built in wardrobes give hanging, shelf and locker storage and a further built in airing cupboard above the stair head has an electric tube heater and shelves.



There is a single radiator and a uPVC double glazed window to the front with lovely view towards the centre of Penrith and the fells to the side of Ullswater in the distance.



Bedroom Two 9'8 x 12'9 (2.95m x 3.89m)

Where is a single radiator as a double glazed window to the:



Bathroom 6'11 x 6'2 (2.11m x 1.88m)

Fitted with a toilet, a wash basin and a panelled bath having a Mira mains fed shower over, tiles around and a clear shower screen. There is a shaver light/socket, a heated towel rail and an extractor fan.



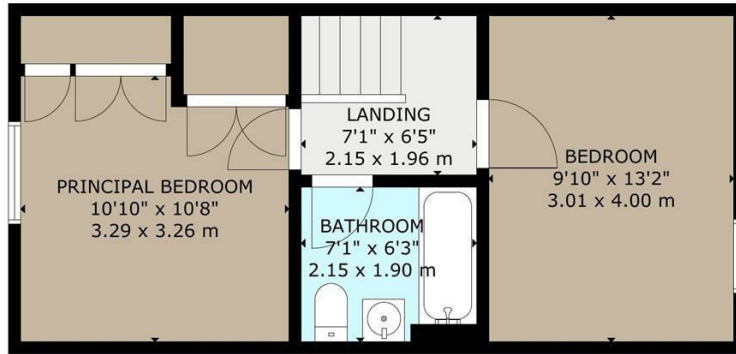
Outside

To the front of the cottage is an attractive forecourt garden, given over to a flower bed.

There is a private parking space for number 6.

The door from the living room opens to a small enclosed rear garden area laid to patio with well stocked flower and rose borders and enjoying a southerly aspect with high-level of direct sunlight



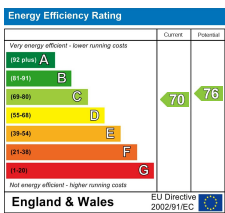


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 74 m²/800 sq ft
 FLOOR 1: 39 m²/423 sq ft, FLOOR 2: 35 m²/377 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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