

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **16 West Lane, Penrith, CA11 7DP**



- **Sandstone End of Terrace Cottage**
- **Convenient Location in Penrith Town Centre**
- **Open Plan Living Room + Kitchen**
- **2 Bedrooms and First Floor Bathroom**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking**
- **Tenure - Freehold. Council Tax Band - A. EPC - D**

**Asking price £140,000**

Ideally suited to; a first time buyer, someone downsizing or a rental investor, 16 West Lane is a delightful renovated and comfortable sandstone cottage, conveniently located in the heart of Penrith, yet on a side lane, with accommodation comprising; Living Room open into the Kitchen, 2 Bedrooms and a Bathroom. This comfortable cottage also benefits from uPVC Double Glazing, Gas Central Heating from a Condensing Boiler and Resident Permit Parking is available.

### **Location**

From the Centre of Penrith, head out of Great Dockray on Castle Hill Road and take the first right turn into West Lane, number 16 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, 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.

### **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 uPVC double glazed door to the;

### **Open Plan Living Room Kitchen 20'2 x 13'6 (6.15m x 4.11m)**

Having an electric flame effect heater set in a feature fireplace, a double radiator, a TV aerial point, a telecoms point and an MCB consumer unit.. There is a floor cupboard housing the gas and electric metres. A uPVC double glazed window faces to the front and a door to the stairs with access to a cupboard below.



The kitchen area is fitted with a range of cream shaker style units with a wood effect worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and ceramic hob with glass splashback and a stainless steel cooker hood, an integral fridge and plumbing for a dishwasher. Two uPVC double glazed windows faced to the rear.



### **First Floor - Landing**

A uPVC double glazed window in the stairwell provides natural light and the ceiling trap gives access to the roof space above.

### **Bedroom One 9'7' x 13'7 (2.92m' x 4.14m)**

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



**Bedroom Two 6'8 x 9'11 (2.03m x 3.02m)**

A cupboard above the stair head houses a Baxi gas fired condensing combi boiler which provides the hot water and central heating. There is a double radiator and a uPVC double glazed window to the rear.



**Bathroom 4'3 x 7'4 (1.30m x 2.24m)**

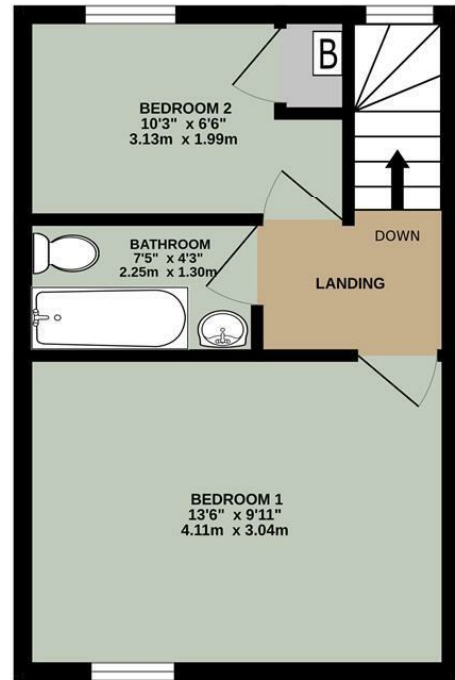
Fitted with a contemporary lavatory, wash basin and bath with a mains fed twin head shower over, tiles around and a clear shower screen. The ceiling has recessed downlights and the floor is vinyl tiled. There is a chrome heated towel rail and an extractor fan.



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

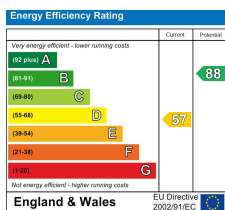


1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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