

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

21 William Street, Penrith, Cumbria, CA11 7UP



- **Sandstone Terraced House, Circa 1,400 Sq. Ft**
- **Stylish and Generous Accommodation Over Three Floors**
- **Convenient Location Close To Penrith Town Centre**
- **Living Room open into Dining Room + Kitchen**
- **4 Bedrooms (3 Double), Bathroom + Office/Store Room**
- **Small Enclosed Decked Yard + Resident Permit Parking**
- **Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**

Asking price £185,000

Conveniently located for Penrith town centre, 21 William Street has been significantly updated by the current owner, creating a smart and stylish home offering generous living space over three floors comprising; Entrance Vestibule, Hallway, Living Room open into the Dining Room, a Kitchen, 4 Bedrooms, an Office/Store Room and a Bathroom. To the rear is a small enclosed Yard and Resident Permit Parking is available from Westmorland and Furness Council. The property also benefit from Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, head up Sandgate and turn left into Meeting House Lane, then take the first left tun into William Street, number 21 is on the left hand side.

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 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

ACCOMMODATION

Entrance

Through a timber panelled door to the;

Vestibule

There is a wall mounted MCB consumer unit and a stripped pine door with ornate patterned glass inserts opening to the;



Hall

With stripped wooden floorboards a double radiator and stairs to the first floor. A door opens to

Dining Room 11'10 x 12'10 (3.61m x 3.91m)

Having a double radiator, a double glazed window to the rear and a door to the under stairs cupboard. A door opens to the kitchen and there is a broad opening into;



Living Room 11'11 x 12'11 (3.63m x 3.94m)

Having two original floor cupboards, one housing the gas meter. The floorboards are stripped and there is a double radiator and a double glazed window to the front with panelling around.



Kitchen 11'8 x 8'2 (3.56m x 2.49m)

Fitted with a range of gloss white fronted units and a wood block worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven, a microwave, a gas hob with stainless steel splashback and extractor hood, an integral fridge freezer, a dishwasher and a washing machine. The ceiling has recessed downlights. One of the cupboards houses a Worcester condensing combi boiler providing the hot water and central heating. There is a double radiator and a uPVC double glazed window and door to the side.



First Floor-Landing

A double glazed window to the rear gives good natural light. The floorboards are stripped and stairs with painted treads, handrail and spindles lead to the second floor.



Bedroom One 12' x 11'7 (3.66m x 3.53m)

Having stripped floorboards, a double radiator and a double glazed window to the front.



Bedroom Two 11'11 x 7'9 (3.63m x 2.36m)

Having stripped floorboards, a double radiator and a double glazed window to the front.



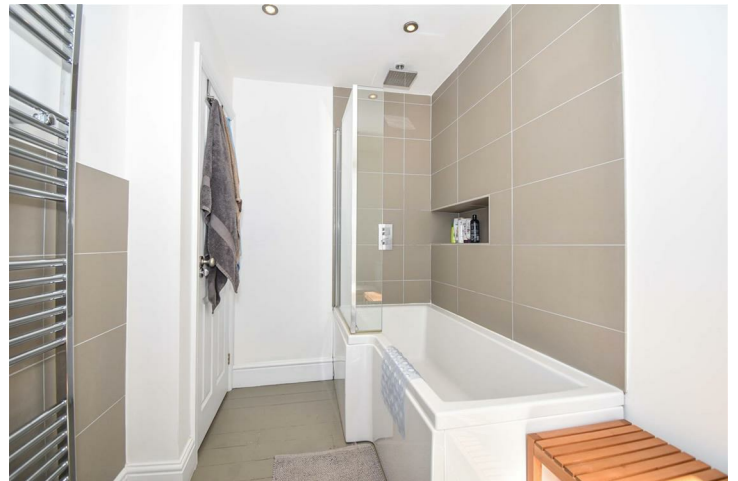
Office/Store Room 8'4 x 6'2 (2.54m x 1.88m)

With stripped floorboards a single radiator and a telephone point



Bathroom 11'10 x 6'1 (3.61m x 1.85m)

Fitted with a toilet, a wall mounted wash basin and a square ended shower bath with a mains fed rainwater shower over and tiles around. The ceiling has recessed downlights, the floorboards are painted, the walls are part tiled and there is a heated towel rail, an extractor fan and a double glazed window to the rear.



Second Floor-Landing

With stripped wooden floorboards

Bedroom Three 12'1 x 19'9 (3.68m x 6.02m)

The ceiling is partly sloped with a double glazed roof light. The floorboards are stripped and there are two double radiators.



Bedroom Four 11'11 x 12'8 (3.63m x 3.86m)

The ceiling is partly sloped with a double glazed Velux roof light. The floorboards are stripped, there is a double radiator and to one corner is a built-in linen cupboard.



Outside

To the rear of the house is a small enclosed yard to decking.

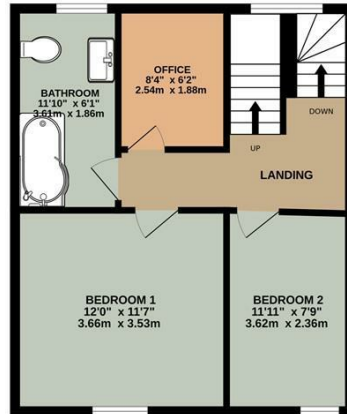
Resident permit parking is available through Westmorland and Furness council.



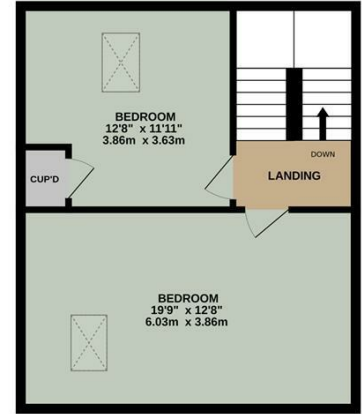
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

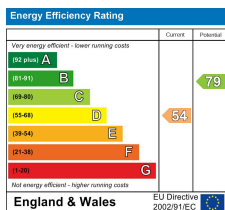


2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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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