

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

61 Folly Lane, Penrith, CA11 8BU



- **Ever Popular Style of Mid Terraced Home**
- **Convenient Close to the Town Location**
- **Living Room + Kitchen**
- **2 Double Bedrooms + Bathroom with Shower over Bath**
- **Gardens to Front + Rear with Outhouse**
- **South Westerly Aspect with Views Across Penrith**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band - B**

Prices from £175,000

This ever popular style of terraced home combines: a convenient location, good space, both inside and out, with modern style and presentation throughout with accommodation comprising: Entrance Hall, Living Room, Kitchen, 2 Double Bedrooms and a Bathroom. Outside there are gardens to the front + rear and the property also has the benefit of uPVC Double Glazing, Gas Fired Central Heating via a Condensing Boiler and Open South Westerly Aspect with a View across Penrith to the Lakeland fells.

Location

From the middle of Penrith, head up Sandgate and turn right into Benson Row, the turn left into Folly Lane. Number 61 is on the left.

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 B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs with open storage below lead to the first floor, There is a single radiator, a wall mounted consumer unit, a telephone point and doors off.

Living Room 20'11 x 10'8 max (6.38m x 3.25m max)

uPVC double glazed windows to the front and rear gives good natural light. The flooring is wood effect click flooring and there is a single radiator, a double radiator and a TV aerial point.



Kitchen 11'1 x 7'4 (3.38m x 2.24m)

Fitted with a range of white shaker style fronted units with a wood effect work surface incorporating a composite single drainer sink with mixer tap and tiled splash back. There is a space for a electric cooker, an upright fridge freezer and plumbing for a washing machine. The flooring is laminate tiled and there is a contemporary heated towel rail/radiator. A uPVC double glazed window and door face to the rear.



First Floor-Landing

A ceiling trap gives access to the part boarded and insulated loft space and a recessed cupboard houses a Valliant condensing combi boiler which provides the hot water and central heating.

Bedroom One 9'4 x 14' (2.84m x 4.27m)

Two uPVC double glazed windows to the front give a view between the trees opposite and across the town to the Lakeland fells. There is a single radiator and TV wall point.



Bedroom Two 11'4 x 9' (3.45m x 2.74m)

A uPVC double glazed window faces to the rear and there is a single radiator.



Bathroom 5'6 x 7'9 (1.68m x 2.36m)

Fitted with a toilet, a wash basin with drawers below and a shower bath with a Mira electric shower over and tiling around. The flooring is laminate tile and there is a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

To the front is a lawned forecourt garden with a flagged path from the pavement to the front door.

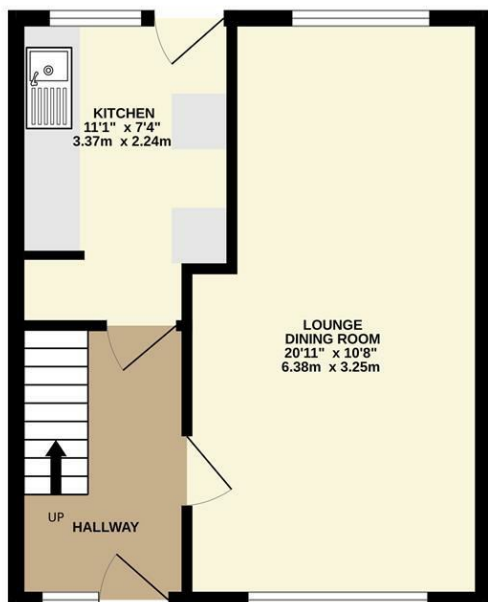
There is a right of way through the neighbours covered passageway leading to the rear.

There is an outhouse in two sections.

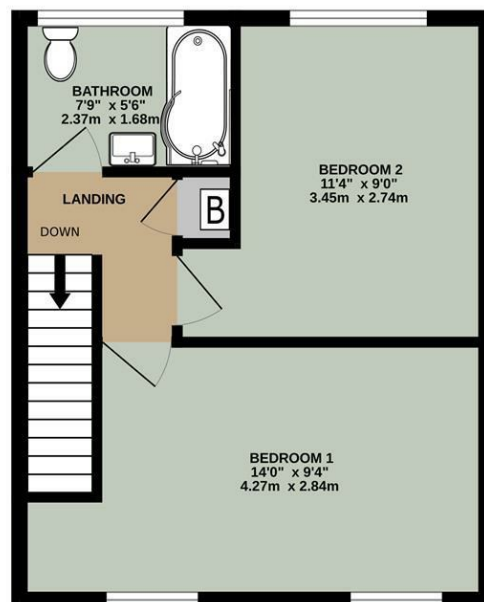
Steps lead up to a garden area to grass with a fruit tree.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

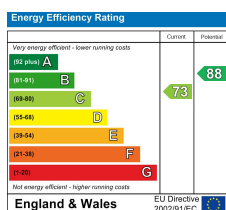


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

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