



## Penrith

£270,000

14 Wordsworth Street, Penrith, Cumbria, CA11 7QY

Situated on a popular street in Penrith, this delightful mid terrace home benefits from its prime location, offering easy access to local amenities, schools, and transport links. Whether you're commuting to work or exploring the beautiful market town, everything you need is just a stone's throw away. Spanning three floors plus a basement, this home combines character with potential, making it a must-see for those seeking a home with personality and promise.

Upon entering, you are greeted by a cosy living room with log burner and stone surround that immediately exudes warmth and charm. This inviting space with traditional high ceilings is perfect for relaxing after a long day and sets the tone for the rest of the home. Double glazed window to front aspect. Wooden flooring. Access leading into the hall. Carpet flooring, with access to basement and upper floors.

### Quick Overview

- Mid terrace property
- High ceilings throughout
- Spanning 3 floors plus basement
- Cosy living room & log burner
- Utility room
- Sought after location
- Close to local amenities
- Rear garden & front yard
- On street permit parking
- Superfast Broadband available



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Superfast  
available



On street permit  
parking

Property Reference: P0412





Kitchen/ Dining Room



Living Room



Kitchen/ Dining Room



Bedroom One

Leading from the hall into the spacious fitted kitchen/ diner offers ample potential to create a culinary haven tailored to your tastes. Integrated electric hob and double oven with availability for a fridge. Sink with mixer taps. Grey coloured worktops with ample yellow coloured wall and base units. Double glazed window to rear aspect. Part tiled with stone tiled flooring. Access leading into the utility room and hall. The utility room provides access into the shower room and rear aspect. Availability for fridge/ freezer, washing machine and tumble dryer. The boiler is located here. Wooden effect worktops. Double glazed window to rear aspect. Laminate flooring. A small step leads into the two-piece shower room benefiting shower and WC for added convenience. Part tiled with tiled flooring.

The property's 3 floors provide flexibility and space for growing families or those who require a home office or hobby room. The first floor comprises of; Two bedrooms and stairs to the second floor. Bedroom 1 is a large double bedroom with high ceiling and double glazed window to front aspect. Carpet flooring. Bedroom 2 is a generous sized double bedroom with high ceiling and double glazed window to rear aspect. Carpet flooring. The second floor of the home comprises of the third bedroom and family bathroom. Bedroom 3 is a double bedroom with double glazed Velux window to front aspect. Wooden flooring. Three piece family bathroom with free standing bath, WC, basin with hot and cold taps and storage cupboard. Double glazed Velux window to rear aspect. Tiled flooring. There is a small storage area on the landing.

A standout feature of this home is its basement, allowing for additional storage can be accessed via the hall on the ground floor.

Low maintenance front aspect yard with low stone wall boundary and chipped stones. The rear garden includes a wooden fence boundary, patio for al fresco dining in the summer nights, chipped stones, grassed lawn and trees of various sizes. Neighbours have right of way access. Parking at the property involves permit on street parking.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Ground Floor

Kitchen/ dining room 13' 1" x 11' 10" (3.99m x 3.61m)

Living Room 13' 1" x 11' 10" (3.99m x 3.61m)

Utility Room 15' 1" x 6' 9" (4.6m x 2.06m)

##### Shower Room



## First Floor

**Bedroom One** 12' 8" x 11' 5" (3.86m x 3.48m)

**Bedroom Two** 13' 0" x 11' 4" (3.96m x 3.45m)

## Second Floor

**Bedroom Three** 11' 2" x 10' 7" (3.4m x 3.23m)

## Bathroom

## Lower Level

**Basement** 15' 3" x 11' 2" (4.65m x 3.4m)

## Property Information

### Tenure

Freehold

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Council Tax

Band B

### Servies and Utilities

Mains electricity, mains water, mains gas and drainage

### Broadband Speed

Ultrafast 1000 Mbps available.

### Directions

Heading into Penrith on the A6, Scotland Road, proceed onto Stricklandgate and take the 1st turning on the left onto Portland Place. At the roundabout, continue straight over onto Wordsworth Street. The property will be on the left hand side.

### What3Words Location

///makeovers.surely.remarking

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Agent's Notes

We cannot confirm the living room log burner is in good working order.

### Price

£270,000

### Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



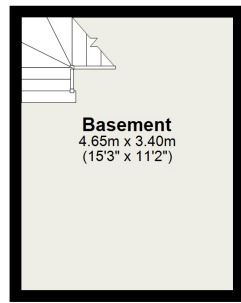
Bathroom



Garden

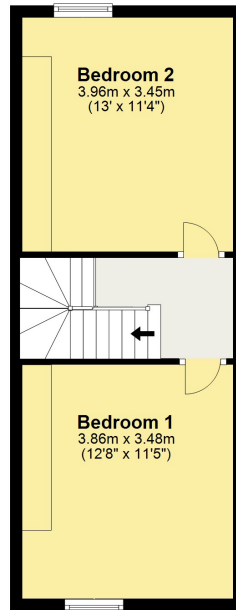
### Basement

Approx. 15.8 sq. metres (170.3 sq. feet)



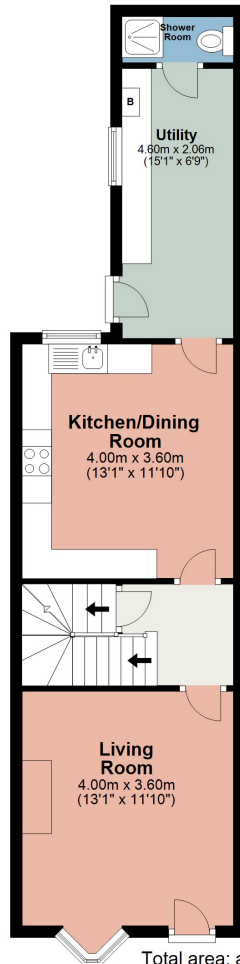
### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



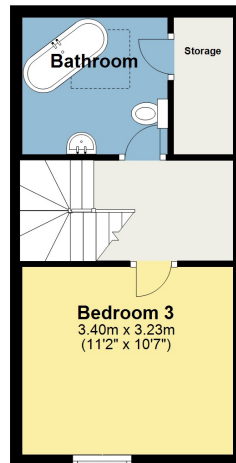
### Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



### Second Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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