

**WILKES  
GREEN  
HILL**

Residential  
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## **27 Foster Street, Penrith, CA11 7PA**



- **Traditional Sandstone Terrace House**
- **Spacious Accommodation Over 3 FloorsLg**
- **Entrance Hall, Living Room + Oak Kitchen with Granite Work Surface**
- **4 Bedrooms + Bathroom with Separate Shower Enclosure**
- **Covered Passageway/Store to an Enclosed No Maintenance Garden**
- **Resident Permit Parking Available**
- **Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - A. EPC Rate - E**

**Price £175,000**

To the north of Penrith 27 Foster Street is a surprisingly spacious sandstone built family home with accommodation over three floors comprising: Entrance Vestibule, Living Room, kitchen, 4 Bedrooms and a Bathroom. Outside there is an Enclosed Garden to the rear and Permit Parking is available. The property also benefits from Double Glazing and Gas Central Heating via a Condensing Boiler. Resident Permit Parking is available.

### **Location**

From the centre of Penrith, head up Castlegate, cross over the two mini roundabouts and drive down Brunswick Road. At the bottom of the hill, follow the road to the left and keep in the left hand lane, then fork left, into Strickland Terrace. Fork left again into Foster Street.

### **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.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a hardwood panel door to the;

### **Vestibule**

Having a recessed cupboard, a single radiator and an oak door to the;

### **Living Room 13' x 14'8 (3.96m x 4.47m)**

There is a wall mounted electric flame effect fire with a floor cupboard to one side housing the gas and electric meters and the MCB consumer. There is a double radiator, a TV aerial point and a double glazed window to the front. An oak door opens to the;





### **Kitchen 12'8 x 12'5 (3.86m x 3.78m)**

Fitted with oak fronted units and a granite work surface incorporating a Belfast sink with mixer tap and granite splashback. There is space for a gas range cooker with an extractor hood, a built in fridge freezer and plumbing for a washing machine. The ceiling has recessed downlights, the flooring is ceramic tiled and there is a double radiator, a TV and telephone point. A uPVC double glazed window and double doors face to the rear and an oak door opens to the staircase.



### **First Floor-Landing**

#### **Bedroom One 13' x 12'7 (3.96m x 3.84m)**

There is a single radiator, a TV aerial lead and a double glazed window to the front.



### **Bedroom Two 10'5 x 11'11 (3.18m x 3.63m)**

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



### **Bedroom Three 9'4 x 9' (2.84m x 2.74m)**

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

### **Bathroom 12'3 x 6'5 (3.73m x 1.96m)**

Fitted with a toilet, a wash basin, a bath and a separate quadrant shower enclosure having a mains fed shower over and marine boards to two sides. A wall mounted Valliant condensing combi boiler provides the hot water and central heating. The walls are part tiled and there is a chrome heated towel rail, an extractor fan and uPVC double glazed window to the rear.



### **Second Floor**

A door at the top of the stairs opens into;



### **Bedroom Four 8'8 x 20'5 (2.64m x 6.22m )**

The ceiling is open to the apex with exposed roof timbers and two uPVC double glazed velux roof lights.

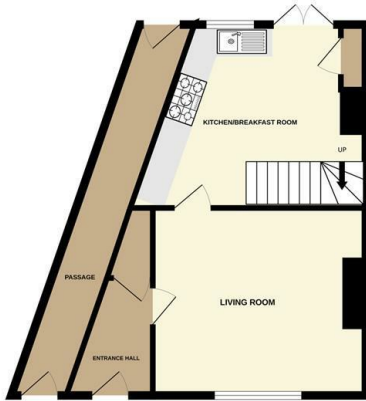


### **Outside**

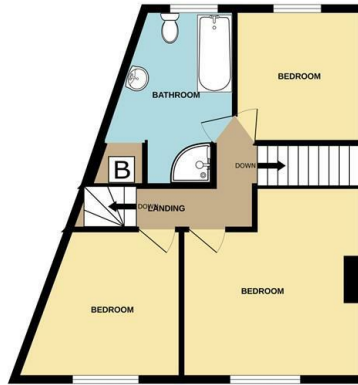
A covered passageway with door with the front leads to the rear where there is an enclosed garden laid to concrete.



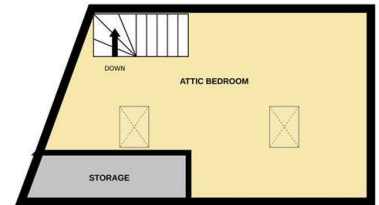
GROUND FLOOR



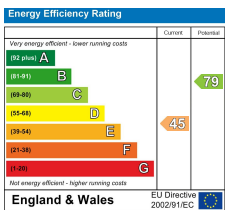
1ST FLOOR



2ND FLOOR



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