

**WILKES  
GREEN  
HILL**

Residential  
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Letting Agents

## **26a Castlegate, Penrith, CA11 7JB**



- **Refurbished Cottage in a Convenient Town Centre Location**
- **Spacious Living Room + Kitchen**
- **3 Bedrooms + First Floor Bathroom with Shower Over the Bath**
- **Enclosed Yard to the Rear**
- **Double Glazing + Gas Central Heating**
- **Perfect for the First Time Buyer or Rental Investor**
- **Permit Parking - Subject to Availability**
- **Tenure - Freehold. Council Tax Band - A. EPC - D**

**Price £150,000**

Conveniently located for Penrith town centre and Penrith station, 26a Castlegate is a smart, refurbished cottage with accommodation comprising: Living Room, Kitchen, 3 Bedrooms and a Bathroom with the shower over the bath. Outside there is an Enclosed Rear Yard and Permit Parking, subject to availability through Westmorland and Furness Council. The property also benefits from Double Glazing and Gas Central Heating.

### **Location**

From the centre of Penrith, head up Castlegate, number 26a is towards the top of the hill 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 A

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through uPVC door to the;

### **Hall**

A floor cupboard houses the gas meter and MCB consumer unit. The stairs lead to the first floor and a door opens to the;

### **Living Room 16'1 x 18'5 (4.90m x 5.61m)**

Having two uPVC double glazed windows to the front, two double radiators, a satellite lead and telephone point. There is a feature electric flame effect heater. A door opens to the understairs cupboard with light and a door opens to the kitchen.



### **Kitchen 6'11 x 12'6 (2.11m x 3.81m)**

Fitted with a range of wood effect fronted units with a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built in electric oven and ceramic hob, plumbing for a washing machine and space for a fridge freezer. A wall mounted gas fired combi boiler provides the hot water and central heating. There is a double radiator and a uPVC double glazed window and a part glazed door to the yard.



### **First Floor-Landing**

A ceiling trap gives access to the roof space.



**Bedroom One 6'10 x 12'7 max (2.08m x 3.84m max)**

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



**Bedroom Two 13'5 x 10'7 max (4.09m x 3.23m max)**

A uPVC double glazed window faces to the front and there is a double radiator and telephone point.



**Bedroom Three 6'10 x 9'5 (2.08m x 2.87m)**

A recessed wardrobe gives hanging, shelving and locker space. There is a single radiator and uPVC double glazed window to the front.



### **Bathroom 6'10 x 9'5 (2.08m x 2.87m)**

Fitted with a toilet, a wash basin with lighted mirror above and a bath having mixer shower taps and tiling around. There is single radiator and uPVC double glazed window.

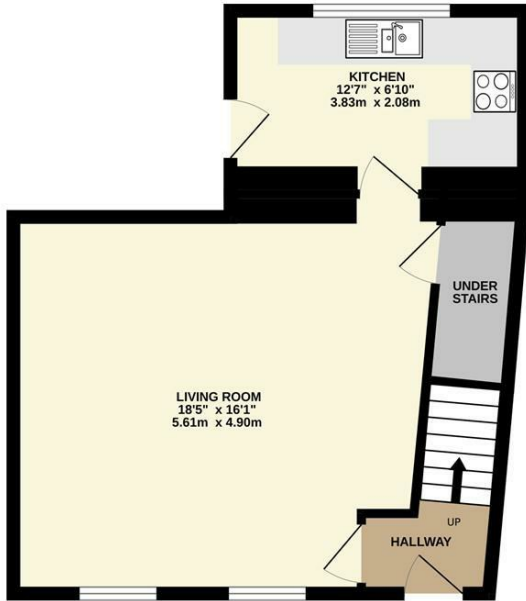


### **Outside**

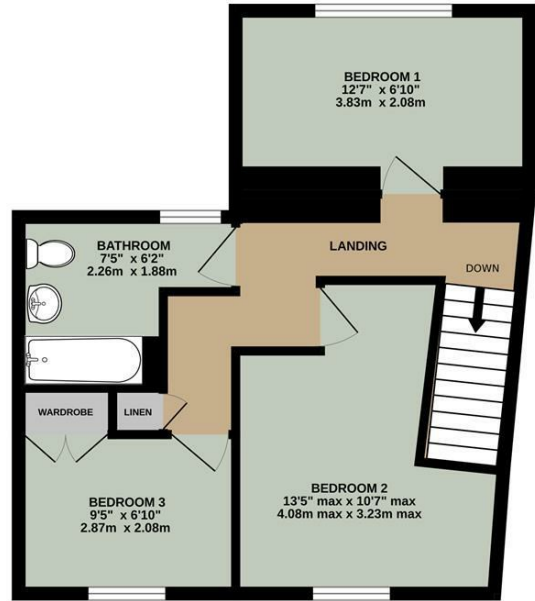
To the rear is an enclosed yard with wooden shed.



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

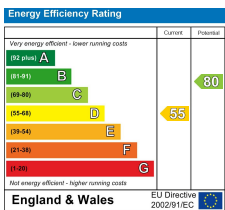


1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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