

**WILKES  
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HILL**

Residential  
Estate Agents  
Letting Agents

## **2 Benson Row, Penrith, CA11 7YN**



- **Charming and Quirky Cottage over Three Floors**
- **Convenient Location in Penrith Town Centre**
- **Smart and Stylish Accommodation Throughout**
- **Living Room + Dining Kitchen**
- **Double Bedroom, Single Bedroom/Dressing Room + Shower Room**
- **WIFI Controlled Electric Heating + uPVC Double Glazing**
- **Resident Parking Permit Available Through Westmorland and Furness Council**
- **Tenure - Freehold. Council Tax Band - A. EPC - E**

**Price £140,000**

Situated close to Penrith town centre, 2 Benson Row is a charming and quirky cottage, full of traditional character and features yet full of modern style and convenience. The accommodation is spread over three floors and comprises: Living Room, Dining Kitchen, a Double Bedroom, a Single Bedroom currently used as a Dressing Room and a Shower Room. The property also benefits from uPVC Double Glazing and WIFI Controlled Electric Radiators giving an EPC rating of C.

### **Location**

From the centre of Penrith, park in the Sandgate car park, walk up the rise and turn right into Benson Row, number 2 is on the right.

### **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 and electricity are connected to the property. Heating is by WIFI controlled electric radiators

### **Tenure**

The property is freehold and the council tax is band A.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through an oak security door with an igloo WIFI enabled home security lock to the;

### Living Room 14'3 x 10' (4.34m x 3.05m)

Having a feature cast iron fireplace and exposed beams to the ceiling. A uPVC double glazed window faces to the front and there is a satellite lead and an independently controllable, WIFI enabled electric radiator. An open doorway leads to the store and an oak door open to the;



### Lobby

A part double glazed door opens to the rear passageway and steps lead down to the;

### **Dining Kitchen 14'2 x 8'11 (4.32m x 2.72m)**

Fitted with a range of grey shaker style units and an oak block work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and hob with a splashback and space for two under surface appliances. The ceiling has recessed downlights and a door gives access to the understairs store. A independently controllable radiator also has WIFI connectivity.



### **First Floor**

Close to the base of the stairs a painted planked door opens to the;

### **Shower Room 6'1 x 10'4 (1.85m x 3.15m)**

Fitted with a toilet, a wash basin with cabinet below and lighted mirror above and a shower enclosure having marine boards to two sides and a Triton electric shower. The ceiling is open to the apex with painted beams and uPVC double glazed windows face to two sides. There is an independently controllable electric heated towel rail and an extractor fan.



### **Landing**

There are; recessed down lights, a uPVC double glazed window to the rear and exposed stone work to one wall. Painted planked doors lead off.

**Bedroom One 8'3 x 9'11 (2.51m x 3.02m)**

A uPVC double glazed window faces to the front with a window seat and there is an independently controlled electric radiator with WIFI connectivity.



**Bedroom Two/Dressing Room 5'8 x 7' (1.73m x 2.13m)**

With an electric panel wall heater and a uPVC double glazed window to the rear.



**Outside**

There is a right of way through a passageway to a bin store area.

On street parking permits are available through Westmorland and Furness Council.

GROUND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.

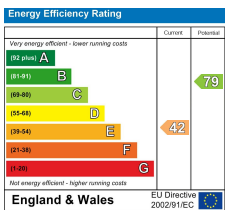
BASEMENT FLOOR  
153 sq.ft. (14.2 sq.m.) approx.

1ST FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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