

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

6 Graham Street, Penrith, CA11 9LG



- **Smart and Stylish Traditional Sandstone Terrace House**
- **Situated in the New Streets Conservation Area**
- **Living Room + Dining/Day Room open to Kitchen**
- **3 Bedrooms and Beautiful First Floor Bathroom**
- **Paved Forecourt and Attractive Enclosed Garden to the Rear**
- **Gas Central Heating via a Condensing Combi Boiler + uPVC Double Glazing**
- **Resident Permit Parking**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating D**

Price £245,000

Located on level ground towards the bottom of the hill 6 Graham Street is a stylish and comfortable traditional sandstone terrace house with accommodation spread over three floors comprising: Living Room, Day/Dining Room open into the Kitchen, 2 Bedrooms and a well appointed Bathroom to the first floor and a 3rd Bedroom/Office on the second floor. Outside there is a Forecourt Garden, an attractively laid out Rear Garden to lawn and patio and Resident Permit Parking is available at no cost. This charming and comfortable home also benefits from uPVC Double Glazing, Gas Central Heating via a Condensing Combi Boiler and has a Living Flame Gas Fire to the living room.

Location

From the centre of Penrith, head up Sandgate and turn left into Meeting House Lane which becomes Drovers Lane and take the 6th right hand turn into Graham Street, number 6 is on the right hand side.

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.

Tenure

The vendor informs us that 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 with double glazed inset to the;

Living Room 12'2 x 10'4

A gas fired living flame fire is set in a traditional cast fireplace with a tiled hearth and a wood surround. To one side of the fireplace is a small niche with a glazed cupboard above and to the other is a wall cupboard housing the MCB consumer unit and the gas meter with shelves above. There is a TV aerial lead, a telephone point, a single radiator, two wall light points and a uPVC double glazed window to the front. A part glazed oak panel door opens to the;



Dining/Day Room 10'5 x 10'2

Oak double doors open to a large under stairs cupboard with light. There is a single radiator, and a telephone point. Stairs lead to the first floor and the room is open to the;



Kitchen 12'1 x 8'8

Fitted with a range of cream shaker style units and a stone effect work surface incorporating a black granite single drainer sink with mixer spray hose tap and tiled splash back. There is a built in electric oven, a microwave oven and a ceramic hob with stainless steel extractor hood. There is an integral fridge freezer and washing machine. The flooring is luxury vinyl tiled and the ceiling is painted paneling. There is a double radiator and a uPVC double glazed window and a composite security door face to the rear.



First Floor-Landing

Having a single radiator and pine panelled doors off.

Bedroom One 10'3 x 10'4

Having a uPVC double glazed window to the front, a double radiator, a telephone point and access to an under stairs cupboard.



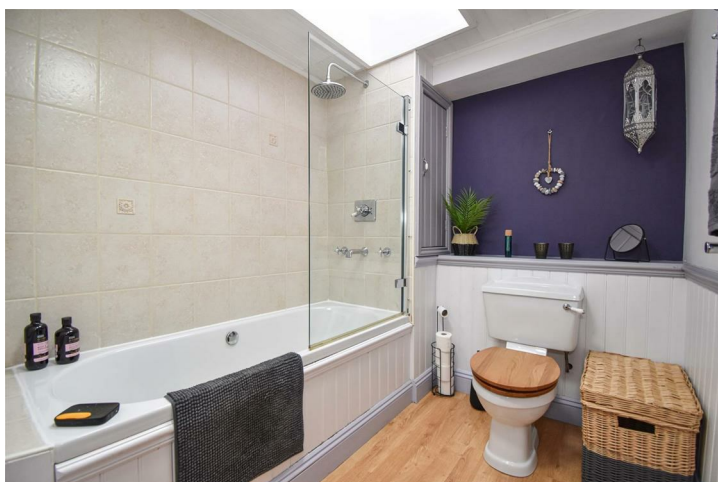
Bedroom Two 10'8 x 8'8

A uPVC double glazed window faces to the rear and there is a single radiator. To one corner is a built in wardrobe with hanging and shelving.



Bathroom 11'7 x 6'10

Fitted with a toilet, a wash basin and a panelled steel bath with wall mounted taps, a rainfall shower above, tiling around and a clear screen. The walls are part painted panelling, the ceiling is painted panelling with a Velux roof window and there is a chrome heated towel rail. A built in airing cupboard houses the Baxi gas fired condensing combi boiler providing the hot water and central heating.



Bedroom Three 17'5 x 10'

The stairs rise in the middle of the room. The ceiling is a sloped with a double glazed Velux window and blackout blind. There is a built in floor cupboard, a TV aerial point and telephone point.



Outside

To the front is a block paved forecourt with a low stone wall around and a stone flagged path to the front door. There is side access to the garden.

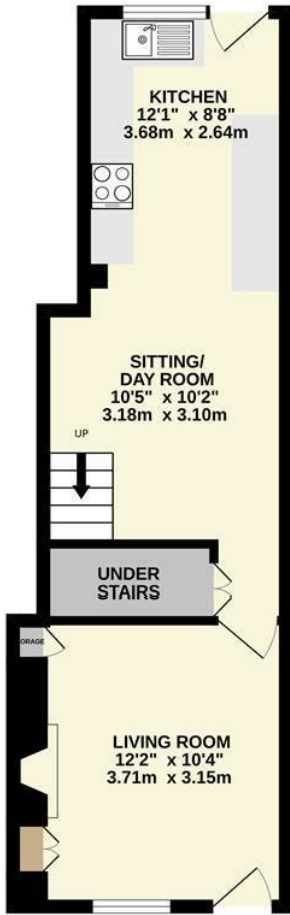
To the rear of the house, steps lead down from the kitchen door to a patio area with raised stone beds planted with a variety of shrubs and flowering plants.



A path through an archway leads to a small lawned area and onto a further flagged patio with raised sandstone beds around planted with shrubs and flowering plants and a garden shed.



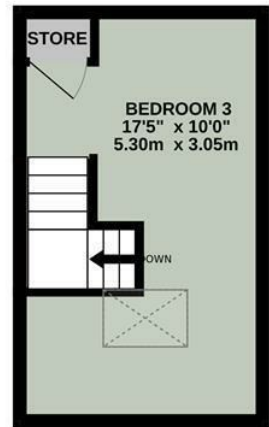
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

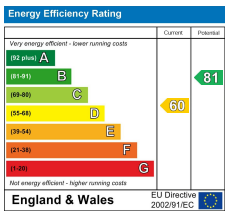


2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.
Made with Metropix ©2023



Email - welcome@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

