

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

53 Mill Street, Penrith, CA11 9AG



- **Spacious Three Storey Sandstone Mid Terraced House**
- **Convenient Location for Penrith Town Centre**
- **Through Lounge Dining Room, Kitchen, Rear Lobby + WC**
- **3 Bedrooms + Bathroom**
- **Enclosed Rear Garden + Resident Permit Parking**
- **Mainly uPVC Double Glazed and Gas Central Heating**
- **Tenure - Freehold. EPC Rate - E. Council Tax Band - B**

Price £165,000

This traditional mid terraced sandstone house, with smart, modern and stylish accommodation over three floors, offers flexibility and space to suit many different needs as well as being in a convenient location for Penrith town centre. The accommodation comprises: Vestibule, Lounge Dining Room, Kitchen, Rear Lobby, Cloakroom, 2 Bedrooms and Bathroom to the first floor and a 3rd Bedroom to the second floor. To the rear of the house there is a flagged garden area and Resident Permit Parking is available. The property also benefits from Gas Central Heating

Location

From the center of Penrith, head up Castlegate, cross over the first mini roundabout and then take the first exit at the next, signposted to Greystoke. Follow the road around the left and right hand bends, then fork right, into Howard Street. Drive to the end of Howard Street and at the T-junction, turn right, into Alexandra Road.

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 B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a hardwood panel door to the;

Vestibule

With tiled flooring and a door to the;

Living Room 25'5 x 11'9 (7.75m x 3.58m)

A living flame stove is set on a polished slate hearth with a rustic oak mantel and an arched niche to one side. There are two floor cupboards, one housing the gas meter and the other housing the electric meter and the MCB consumer unit. uPVC double glazed windows face to the front and rear and there are two single radiators, a TV aerial point and an under stair cupboard with light. A door leads to the stairs and there is a door to the;



Kitchen 14'4 x 7'2 (4.37m x 2.18m)

Fitted to two sides with gloss, cream fronted units and a stone effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink and mixer tap. The kitchen is equipped with an electric double oven, with eye level grill, a gas hob with a stainless steel extractor hood above and a housing for an upright fridge freezer. There is a double radiator, a window and a door to the;



Rear Lobby 4'2 x 6'9 (1.27m x 2.06m)

Having a work surface to one side with plumbing below for a washing machine. A part glazed door leads outside and a door opens to the;

Cloakroom

Fitted with a toilet and wash hand basin. There is a uPVC double glazed window faces to the rear and the wall mounted Baxi combi boiler provides the hot water and central heating.

First Floor - landing

Stairs lead to the second floor and doors lead off.

Bedroom One 11'11 x 11'8 (3.63m x 3.56m)

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



Bedroom Two 13'1 x 6'4 (3.99m x 1.93m)

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



Bathroom 9'7 x 7' (2.92m x 2.13m)

Fitted with a toilet, awash basin and a shower bath with mixer taps and tiles around. The walls are part tiled and there is a double radiator, a heated towel rail, a shaver socket and a window to the side.



Second Floor

A door at the top of the stairs opens in to;

Bedroom Three 16'10 x 8'11 (5.13m x 2.72m)

A uPVC Dormer window faces to the rear and there is a double radiator and access to eaves storage, front and rear.



Outside

To the rear is a flagged garden with flower borders.

A rear access path across the terrace and between numbers 50 and 51, leads to the roadside. The neighbouring property, number 54 has a right of access across the rear of number 53 to their property.

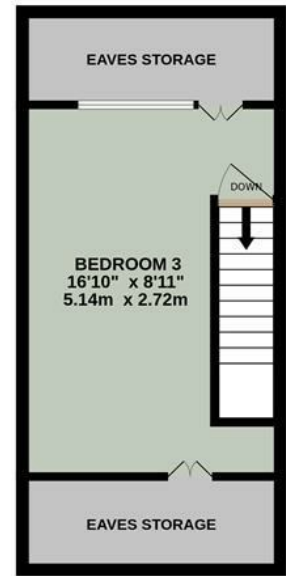
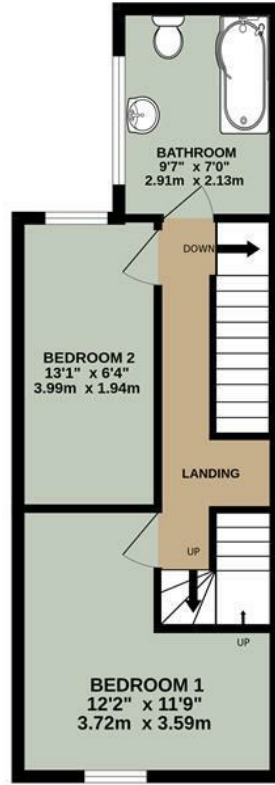
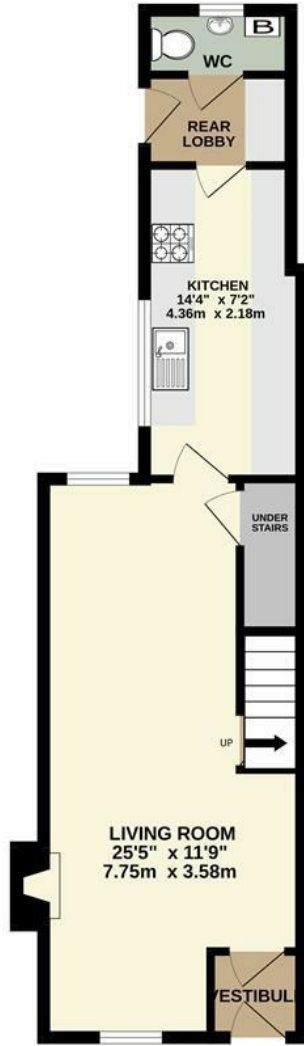
Resident permit parking is available through Westmorland and Furness Council.



GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

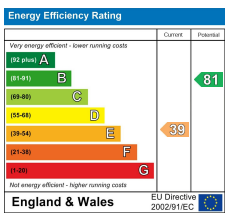
1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

2ND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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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Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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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

