

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **154 Tulip Gardens, Penrith, CA11 8BY**



- **Modern Mid Terrace Cottage**
- **Smart, Stylish and Efficient Accommodation Over 3 Floors**
- **Situated in Carleton Meadows Area of Penrith**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms, 1 En-Suite Shower Room + House Bathroom**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Off Road Parking + Enclosed Rear Garden**
- **Tenure - Freehold. EPC Rate - B. Council Tax Band - B**

**Price £230,000**

This well presented, modern terraced house is located in the popular Carleton Meadows area of Penrith, with stylish accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Cloakroom, 2 Bedrooms and a Bathroom to the first floor and a further Bedroom with En-Suite to the second floor. Outside there is an Off Road Parking Space, a Forecourt Garden and an Enclosed Rear Garden. The property also has the benefit of uPVC Double Glazing and Gas Fired Central Heating giving an impressive EPC rating of B.

### **Location**

From the centre of Penrith, head South on King Street and at the traffic lights, bear left into Roper Street, which becomes Carleton Road. Drive to the T-junction at the A686 and turn left. Take the next left turn into Carleton Hill Road and drive up the hill taking the forth turning on the left - Primrose Gardens. Then turn left into Tulip Gardens.

What3Words: skate.proofread.shoving

### **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 composite security door to the;

### **Porch**

Having a single radiator, a wall mounted MCB consumer unit and a door to the;

### **Living Room 14'8 x 11'11 (4.47m x 3.63m)**

A uPVC double glazed window faces to the front and looks out onto the surrounding countryside. There is a double radiator, a TV point and a telephone point. A door opens to the under stairs store and a further door to the;



### Inner Lobby

Stairs with painted handrail and spindles lead to the first floor and doors open to the cloakroom and to the;

### Dining Kitchen 8'10 x 11'10 (2.69m x 3.61m)

Fitted with a range of white wood grain finish fronted units and a slate effect worksurface incorporating a stainless steel, 1 1/2 bowl single drainer sink with mixer tap. There is a built-in electric oven and gas hob with cooker hood above, space for an upright fridge freezer and plumbing for a washing machine. Pull out basket drawers can be removed for a slimline dishwasher. There is a radiator, a uPVC double glazed window and uPVC double glazed, double doors open to the rear. One of the units houses the Ideal Logic, gas fired condensing Combi boiler providing the hot water and central heating.



### First Floor - Landing

Having a single radiator and a staircase to the second floor with painted handrail and spindles

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

Having a single radiator and two uPVC double glazed windows to the front looking out to the surrounding countryside.



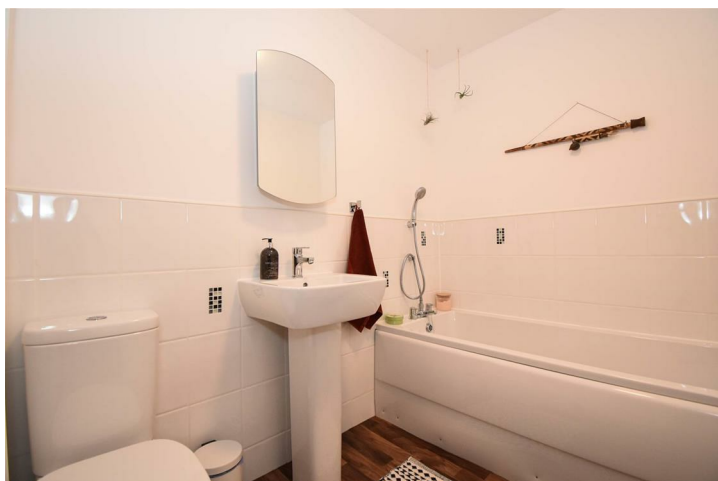
### **Bedroom Two 8'10 x 11'11 (2.69m x 3.63m)**

Having a single radiator and a uPVC double glazed window to the rear.



### **Bathroom**

Fitted with a wash basin, a toilet and a square ended bath with mixer handset shower taps and tiles around. There is a single radiator and an extractor fan.



### **Second Flor - Landing**

There is a recessed wardrobe and a door to;

### **Bedroom Three 13'1 x 8'6 + bay (3.99m x 2.59m + bay)**

Having a double radiator and a uPVC double glazed window to the front looking out to the surrounding countryside. A ceiling trap gives access to the roof space and a door opens to the;



### **En-Suite 4'11 x 11'2 (1.50m x 3.40m)**

Fitted with a toilet, a wash basin and a corner shower enclosure tiled to two sides with a Mira mains fed shower. The walls are part tiled and there is a double radiator, an extractor fan and the ceiling is part sloped with a double glazed Velux window.



### **Outside**

The front garden is laid to granite chips with a metal fence to the front.

To the rear is an enclosed garden with a stone flagged patio by the house a step up to a lawn with an attractive bed to one side and a stone flag path to the rear gate.

The gate opens to the parking area where there is right to park one car and there are two shared visitor spaces..



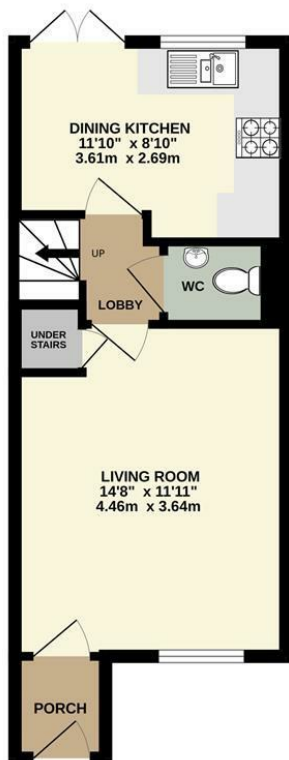
### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

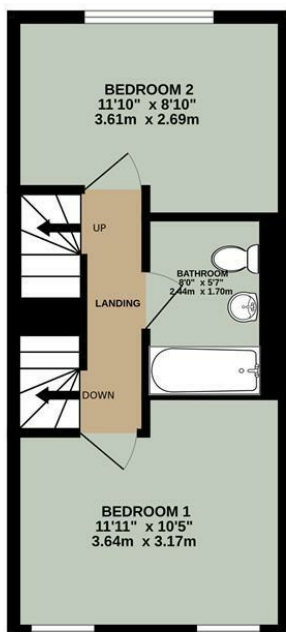
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

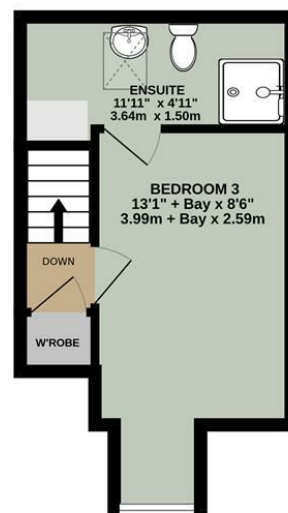
GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

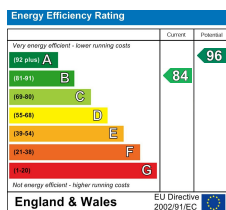


2ND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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