

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

4 Beacon Square, Penrith, CA11 8AJ



- **Classic Semi Detached Family Home**
- **Desirable Cul-de-Sac in a Prime Location Close to the Town Centre**
- **Entrance Hall, Living Room, Dining Room + Kitchen**
- **3 Bedrooms and First Floor Bathroom**
- **Off Road Parking + Enclosed Rear Garden**
- **Gas Central Heating + uPVC Double Glazing**
- **Will Benefit from General Upgrading**
- **Tenure - Freehold. Council Tax - C. EPC - D**

Price £225,000

Beacon Square is a highly desirable cul-de-sac, close to the centre of Penrith yet in a peaceful position, just off Fell Lane. Number 4 is a classic period home with accommodation comprising; Entrance Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms and a Bathroom. There is Off Road Parking for 2 cars to the front and an enclosed Rear Garden. The property will benefit from some general upgrading, however, it does benefit from uPVC Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Drive up the hill for 350 metres and turn left into Beacon Square. Turn left again, drive to the end of the cul-de-sac, number 4 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, gas and electricity are connected to the property.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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 :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

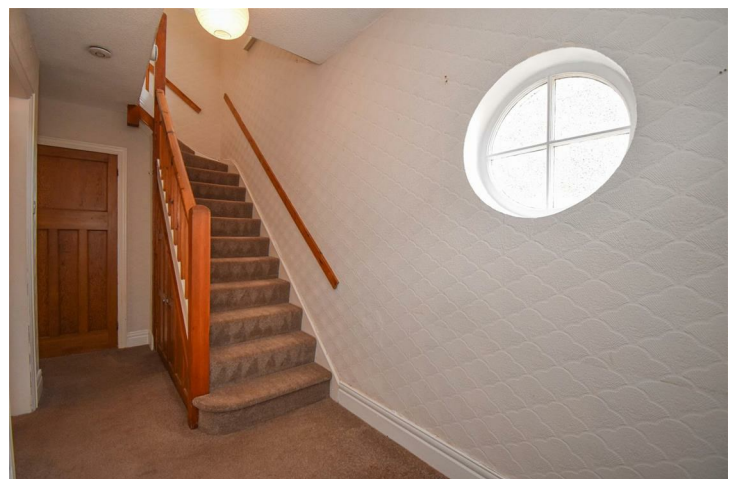
ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hallway

Stairs lead to the first floor with polished handrail and spindles and panelling below with access to a cupboard. There is a circular window, a double radiator and a telecoms point. Original period panelled doors lead off.



Living Room 14'4 x 11'11 including bay (4.37m x 3.63m including bay)

A living flame gas fire is set in a wooden surround and a uPVC double glazed bay window faces to the front. There is a dado rail, a double radiator, a TV aerial and two wall light points.



Dining Room 12' x 10'11 (3.66m x 3.33m)

There is a wall mounted electric remote control flame effect fire and uPVC double glazed patio doors open to the garden.



Kitchen 20' 3 x 6'6 (6.10m 0.91m x 1.98m)

Fitted to two sides with painted wall and base units and a wood effect works surface incorporating a stainless steel single drainer sink. There is plumbing for a washing machine and space for three under surface appliances. uPVC double glazed windows face to two sides and a double glazed door opens to the side. There is an electric panel wall heater and a wall cupboard houses the MCB consumer unit.



Landing

A uPVC double glazed window gives natural light and a ceiling trap gives access to the roof space. Original panelled wooden doors lead off.

Bedroom One 11'x 10'6 (3.35mx 3.20m)

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



Bedroom Two 12' x 10'5 (3.66m x 3.18m)

Having a built-in shelved cupboard, a double radiator and a uPVC double glazed window to the rear.



Bedroom Three 8'5 x 6'11 (2.57m x 2.11m)

Having an electric panel wall heater and a uPVC double glazed window to the front.

Bathroom 7' 2 x 6'11 (2.13m 0.61m x 2.11m)

Fitted with a toilet, a wash basin and an enamel bath. A built-in cupboard houses the gas fired condensing combi boiler providing the hot water and central heating. There is a double radiator and a uPVC double glazed window to the rear.



Outside

The forecourt has been paved to allow off-road parking for two vehicles.

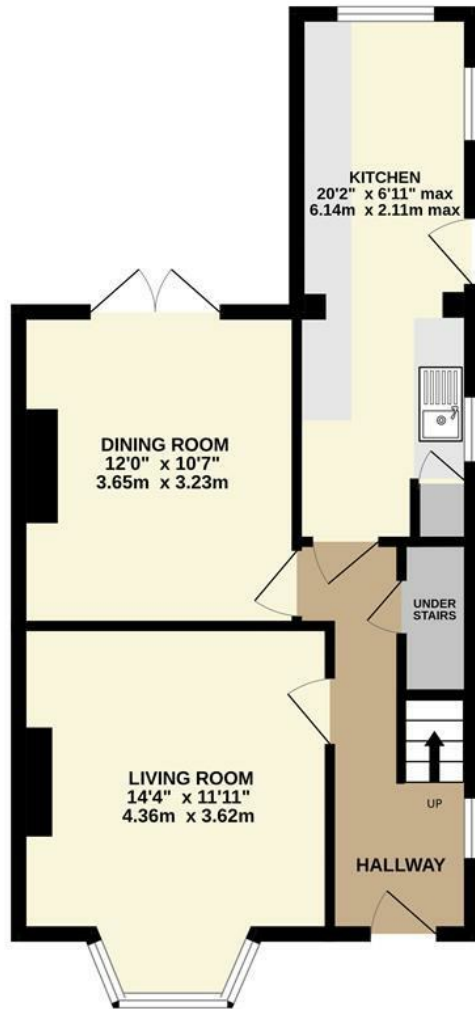
A gate to the side opens to a broad path leading to the rear.

There is a flagged patio by the double doors from the dining room.

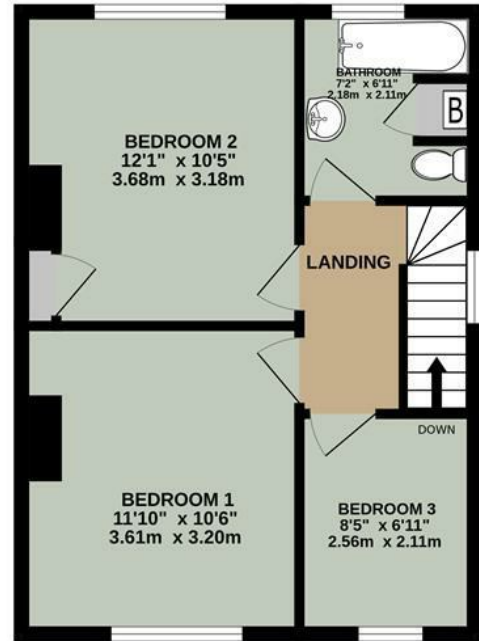
The remaining garden is to a mix of grass and hardstanding.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

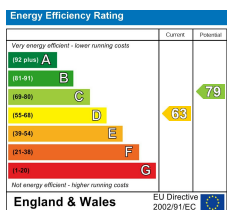


1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 - info@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

