

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

10 Friars Road, Penrith, CA11 8BZ



- **End of Terrace House in an Elevated Location**
- **Through Living Room + Kitchen**
- **2 Double Bedrooms + First Floor Bathroom**
- **Enclosed Rear Garden with Southerly Aspect**
- **Outhouse, Garden Shed + Greenhouse**
- **uPVC Double Glazing + Gas Central Heating**
- **In Need of General Updating and Improving**
- **Tenure - Freehold. Council Tax Band - B. EPC - TBC**

Asking price £130,000

In an elevated position, close to Penrith town centre, 10 Friars Road is an end of terrace house with accommodation comprising; Entrance Hall, Through Living Room, Kitchen, 2 Double Bedrooms, a Bathroom and a separate WC. Outside there is a Forecourt Garden, an Outhouse, an enclosed Rear Garden with a Southerly aspect so enjoying a high level of direct sunlight. The property is in need of general and cosmetic updating however it does benefit from uPVC Double Glazing and Gas Central Heating via a Condensing Combi Boiler.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts onto Fell Lane. Take the first exit on the right into Brentfield Way and then turn right into Friars Road and where the road bends to the left, turn right, number 10 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 B.

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 with side window to the;

Hallway

Stairs lead to the first floor with a cupboard below which also houses the gas meter. There is a single radiator, a telephone point and the wall cupboard houses the fuse box and electric meter. Doors lead off to the kitchen and;

Living Room 21'1 x 10'8 (6.43m x 3.25m)

A living flame gas fire is set on a fossil marble hearth. There is a single radiator, an aerial lead and uPVC double glazed windows face to the front and rear. A doorway leads to the kitchen.

**Kitchen 8'6 x 7'6 (2.59m x 2.29m)**

Fitted with oak fronted units and a granite effect worksurface incorporating a stainless steel single drainer sink. There is a gas and electric cooker point, plumbing for a washing machine and space for an under counter fridge. A folding doors open to a shelf pantry and a uPVC double glazed window and doors face to the rear garden.

**First Floor-Landing**

A ceiling trap with drop-down ladder gives access to the roof space with light. There is a recessed linen cupboard and doors off to the bedrooms, bathroom and WC.

Bedroom One 11'8 x 8'11 (3.56m x 2.72m)

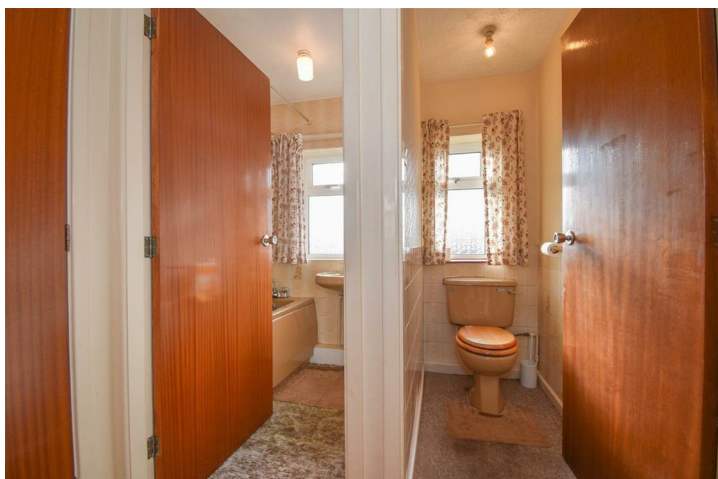
Having a single radiator and a uPVC double glazed window to the rear with a view across the top of Penrith to the Lakeland fells.

**Bedroom Two 9'4 x 13'11 (2.84m x 4.24m)**

A built-in cupboard above the stair head houses a gas fired condensing combi boiler which provides the hot water and central heating. There is a single radiator and two uPVC double glazed windows to the front.

**Bathroom 5'7 x 5'1 (1.70m x 1.55m)**

Fitted with a coloured bath and wash basin. The walls are part tiled and there is a single radiator and a uPVC double glazed window to the rear.



WC

Fitted with a toilet. The walls are part tiled and there is a uPVC double window to the rear.

Outside

The front garden is a sloped lawn down from the pavement, with steps to a paved path leading to the front door and along the side of the house.

uPVC double glazed door at the side of the house opens to the rear where there is a garden on three tiers.

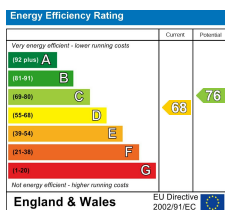
The top tier is to hardstanding, the second tier is to flags and the third tier is to grass with a greenhouse and a wooden shed - 5'8 x 7'7.



To the side of the house is a brick built out house with a light and a power point.



GROSS INTERNAL AREA
TOTAL: 70 m²/750 sq.ft
FLOOR 1: 35 m²/375 sq.ft. FLOOR 2: 35 m²/375 sq.ft
EXCLUDED AREAS: SHED: 8 m²/82 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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