

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

11 Alexandra Road, Penrith, CA11 9AN



- **Sandstone Town House with Family Accommodation Over Three Floors**
- **Conveniently Located Close to Penrith Town Centre**
- **Living Room, Dining Room, Kitchen + Laundry/Utility Room**
- **4 Bedrooms + Family Bathroom**
- **Forecourt , Enclosed Rear Yard + Garage**
- **Gas Central Heating via Condensing Boiler + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate - E. Council Tax Band - B**

Asking price £240,000

11 Alexandra Road is a handsome three storey, sandstone townhouse, offering generous family accommodation comprising; entrance Hall, Living Room, Dining Room, Kitchen with Pantry, Utility/Laundry Room, WC, Four Bedrooms and a First Floor Bathroom with shower over the bath. Outside there is an attractive Forecourt Garden, a small Rear Yard and a Garage accessed from Union Lane. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

This excellent family home is a short walk from Penrith town centre and the Castletown Recreational Ground.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next. Follow the road over the railway bridge, turn left and right and then fork right into Howard Street. Drive to the T-junction and turn left into Alexandra Road, number 11 is on the left.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

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 an original timber panelled door to the;

Vestibule

There is a wall mounted MCB consumer unit and the electric meter. A glazed door opens to the;

Hallway

Stairs lead to the first floor. There is a ceiling arch with plaster corbels and original plaster coving, a single radiator, a telephone point and glazed doors leading to the dining room and;



Living Room 14'6" (inc bay window) x 11'6" (4.42m (inc bay window) x 3.51m)

A stone effect fireplace with hardwood timber mantle piece has a gas supply for a gas fire and a built-in floor cupboard to one side. The ceiling has original plaster coving and there is a double radiator, a TV aerial point and a uPVC double glazed bay window to the front.



Dining Room 11'11 x 12' (3.63m x 3.66m)

A living flame gas fire is set on a marble hearth and back with a polished wood surround. The one side of the chimney breast is an original built in cupboard with glazed display cupboard above. There is a double radiator and a uPVC double glazed window to the rear. A glazed door opens to the;



Kitchen 15'3 x 7'3 max (4.65m x 2.21m max)

Fitted with a range of oak fronted wall and base units and a cream worksurface incorporating a stainless steel, one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and gas hob with an extractor hood above, an integrated fridge and a uPVC double glazed window to the side. A skylight provides natural light and there is a double radiator, a telephone point panel doors off to the under-stair pantry and;

**Laundry/Utility Room 6'8 x 8'2 (2.03m x 2.49m)**

A stainless steel single drainer sink is set in a base unit and there is plumbing for a washing machine and space for further appliances. The ceiling is sloped with panelling and a skylight, the walls are part panelled and part tiled. There is a single radiator, a uPVC double glazed door to the outside and a pine panel door to the;

WC

Fitted with a toilet and having a window.

First Floor - Half Landing

The stairs continue up to the main landing and the second short run of steps lead to a door to the;

Bathroom 6'7 x 7'4 (2.01m x 2.24m)

Fitted with a wash basin set in a cabinet, a toilet with a boxed cistern and a "step in-" shower bath with tiles around, a Mira electric shower over and a clear shower screen. A built-in airing cupboard houses the Worcester gas fired condensing combi boiler providing the hot water and central heating. The remaining walls are part tiled and there is a double radiator, a wall mounted fan heater and a uPVC double glazed window to the rear.



Landing

There is a double radiator and the stairs continue to the second floor. Painted panelled doors lead off.



Bedroom One 11'8 x 15'4 (3.56m x 4.67m)

There is a double radiator and two uPVC double glazed windows face to the front.



Bedroom Two 11'11 x 9' (3.63m x 2.74m)

There is a picture rail around the room, a double radiator and a uPVC double glazed window to the rear.

**Second floor - Landing**

A double glazed Velux skylight provides natural light and there is a wall light point. Painted panelled doors lead off.

Bedroom Three 8'5 x 13' + wardrobes (2.57m x 3.96m + wardrobes)

Having built-in wardrobes to one end of the room providing hanging and shelf space. The roof is partly sloped with a double glazed roof light.

**Bedroom Four 8'9 x 9'5 (2.67m x 2.87m)**

The ceiling is partly sloped with a double glazed Velux roof light



Outside

To the front of the house is an attractive forecourt garden mainly to a rose bed with a low stone wall around and a gate from the pavement opens to a stone path to the front door

To the rear of the house is a narrow yard with a well stocked flower and shrub bed to one side, a metal gate leading to Union Lane and adjoining the house is the;



Garage 15'5 x 11'6 (4.70m x 3.51m)

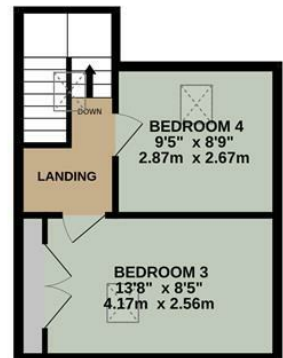
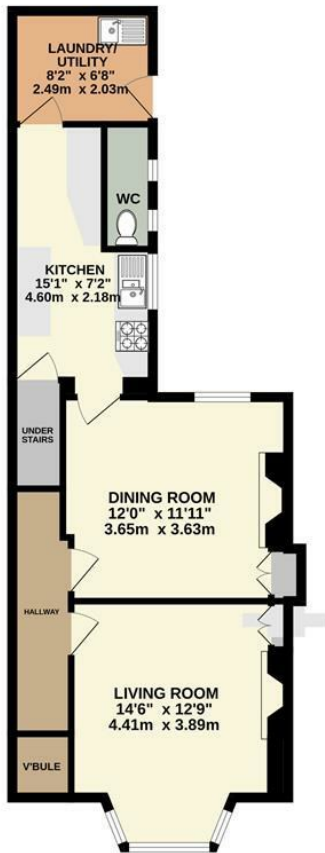
Having a broad up and over vehicle door, light and power point.



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

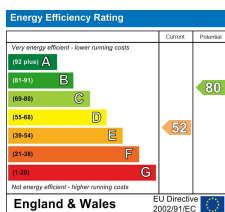
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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

