WILKES
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HILL

Residential
Estate Agents
Letting Agents

16 Garden Close, Penrith, Cumbria, CA11 7LF

- **Smart, Stylish and Comfortable Semi Detached House**
- **Convenient Location in the Centre of Town**
- **Living Room + Dining Kitchen**
- **2 Bedrooms + Bathroom with Shower Over**
- **Good Size Enclosed Garden to the Rear**
- **Gas Central Heating + uPVC Double Glazing**
- **Resident Permit Parking via Westmorland and Furness Council**
- **Tenure - Freehold. EPC Rate - D. Council Tax Band - B**

Asking price £180,000

Situated in the centre of Penrith, yet on a quiet side street, Garden Close is a well presented and comfortable semi detached home with charming accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, 2 Bedrooms and a first floor Bathroom with a shower over the bath.

Outside there is a good size, enclosed Garden to the rear and Resident Permit Parking is available through Westmorland and Furness Council.

This lovely home also benefits from uPVC Double Glazing and Gas Central Heating.

Location

Garden Close is on the centre of Penrith. On foot from the Wilkes-Green + Hill office, walk past the Cornmarket, up Poets Walk and onto Elm Terrace. Turn right at the first junction, 16 Garden Close is on the right.

By car, drive up Castlegate, cross the first mini roundabout and again at the second. Drive down Brunswick Road, past Booths. Turn right into Bluebell Lane, just above Brunswick Road School, then turn right at the end of the car park. Turn left into the first road and 16 Garden Close is straight ahead.

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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.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold

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.

ACCOMMODATION

Entrance
Through uPVC double glazed door with side window to the;

Hall
There is a single radiator and stairs leading to the first floor. A door opens to the living room. A wall cupboard houses the electric meter and MCB consume unit.

Living Room 12'5 x 12'1 (3.78m x 3.68m)
Having a painted brick inglenook with tiled half and oak surround suitable for a gas or electric fire. There is a TV aerial point, a telecoms point, a double radiator and a uPVC double glazed window to the front. A part glazed multi pane door opens to the;

Kitchen Dining Room 8'2 x 15'5 (2.49m x 4.70m)

Fitted with a range of cream fronted wall and base units with a wood effect work surface incorporating a one and a half bowl stainless steel, single drainer sink with mixer tap and travertine tiled splashback. There is a built-in electric oven with gas hob and extractor hood, a built-in fridge freezer and plumbing for a washing machine. The flooring is vinyl tiled and there is a double radiator. Bifold doors open to an under stairs cupboard which houses the gas fired combination boiler which provides the hot water and central heating. uPVC double glazed window and door face to the rear garden.

First Floor - Landing

There is a single radiator and a ceiling trap with access to the roof space above.

Bedroom One 12'3 x 12' (3.73m x 3.66m)

Having a recessed wardrobe above the stairhead with hanging rails and a radiator. There is a further built in. cupboard to the side of the chimney breast, a single radiator and a uPVC double glazed window to the front.

Bedroom Two 8'8 x 8'8 (2.64m x 2.64m)
Having a single radiator and a uPVC double glazed window to the rear overlooking the rooftops of Penrith.

Bathroom 5'5 x 6'5 (1.65m x 1.96m)
Fitted with a white toilet, wash basin and a panelled bath with a electric shower over. The walls are fully tiled, the flooring is laminate and there is a single radiator, an extractor fan and a uPVC double glazed window to the rear.

Outside
A shared path from the pavement leads down to a path to the front door.

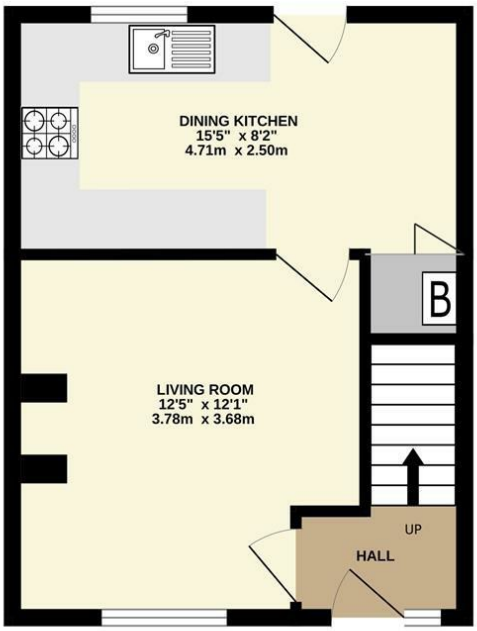
There is a small front garden laid to lawn.

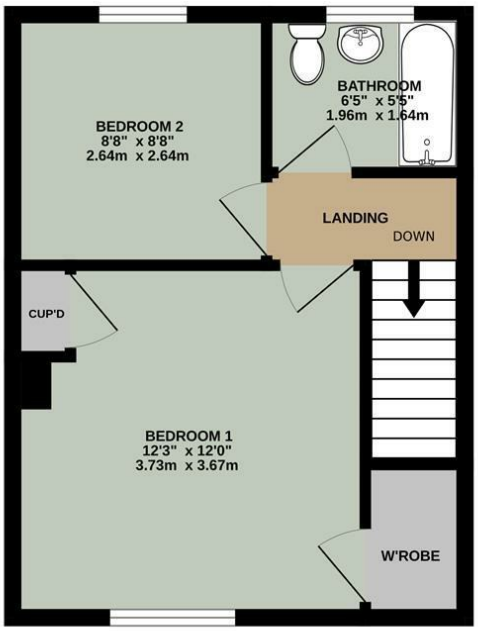
A gate to the side of the house opens to a pathway around to the rear garden which is laid mainly to lawn with gravel borders and a central block paved path leading to a block paved seating area.

Referal 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

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.





TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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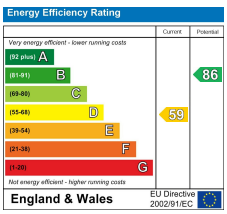

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