

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

44 Foster Street, Penrith, CA11 7PD



- **Characterful and Cosy Period Terraced Cottage**
- **Living Room with Open Fireplace + Kitchen**
- **2 Bedrooms + First Floor Bathroom**
- **Modern Efficient Electric Heating Supplemented by Solar Panels**
- **uPVC Double Glazing**
- **Enclosed Yard to the Rear**
- **Resident Parking Permit Subject to Availability**
- **Tenure - Freehold. Council Tax Band - A. EPC Rating - C**

Asking price £145,000

In the quiet side lane of Foster Street, just a third of a mile to the north of Penrith town centre, this cosy mid terrace cottage has undergone some recent updates, creating a comfortable and characterful home with accommodation comprising; Living Room, Kitchen, 2 Bedrooms and a Bathroom. Outside there is an Enclosed Rear Garden/Yard and Resident Permit Parking is available.

This lovely home also benefits from uPVC Double Glazing and has a combination of clean and efficient modern High Heat Retention Storage Heaters connected to Solar Photovoltaic Panels giving an EPC rating of C.

Location

From the centre of Penrith, head up Castlegate, cross over the two mini roundabouts and drive down Brunswick Road. At the bottom of the hill, follow the road to the left and keep in the left hand lane, then fork left, into Strickland Terrace. Fork left again into Foster Street, number 44 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.

Tenure Freehold

The property is freehold and the council tax is band A

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a panelled door to the;

Living Room 11'6 x 14'5 (3.51m x 4.39m)

An open fireplace is set in a cast iron horseshoe grate and to one side is a shelved niche with floor cupboard housing the MCB consumer unit and electric meter. There is a smart storage heater, a TV aerial lead, a telephone point and a uPVC TV aerial lead, a telephone point and a uPVC double glazed window to the front. To one corner is a built in storage cupboard with light. A planked door leads to the;



Kitchen 6'10 x 11'6 (2.08m x 3.51m)

Fitted with cream fronted units and a wood effect work surface incorporating a stainless steel single drainer sink, mixer tap and a tiled splash back. There is a built in electric oven and hob with a cooker hood above, space for an upright fridge freezer and plumbing for a washing machine. There is a wall mounted fan heater, a uPVC double glazed window and door face to the rear and a planked door opens to the stairs with a cupboard below.



First Floor - Landing

A window over the stairs provides natural light and a ceiling trap gives access to the roof space above. There is a modern panel wall heater and planked doors lead to the bedrooms and a panel door leads to the bathroom.

Bedroom One 8'1 x 14'5 (2.46m x 4.39m)

Having painted floorboards, a modern panel heater and a uPVC double glazed window to the front



Bedroom Two 10'2 x 6'1 (3.10m x 1.85m)

There is a feature cast iron fireplace with a tiled hearth and back and a built in wardrobe to one side. There is a modern panel heater and a uPVC double glazed window to the rear.



Bathroom 7' x 5'2 (2.13m x 1.57m)

Fitted with a toilet, wash basin and a panelled bath with a Mira electric shower over, tiles around and a shower screen. The ceiling is panelled, a built in airing cupboard houses the hot water tank and there is a heated towel rail and a uPVC double glazed window to the rear.



Outside

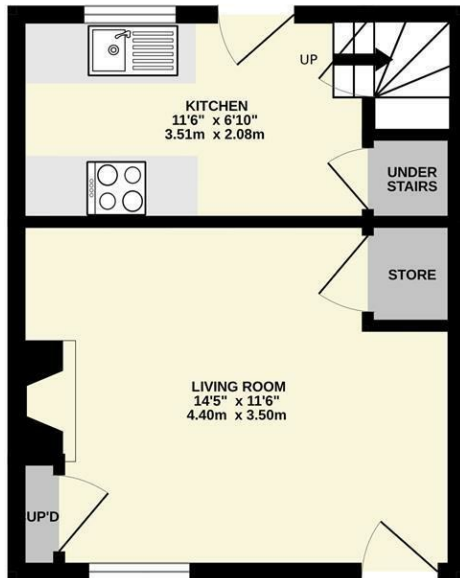
To the rear of the cottage is an enclosed block paved yard with access available across the neighbouring property.



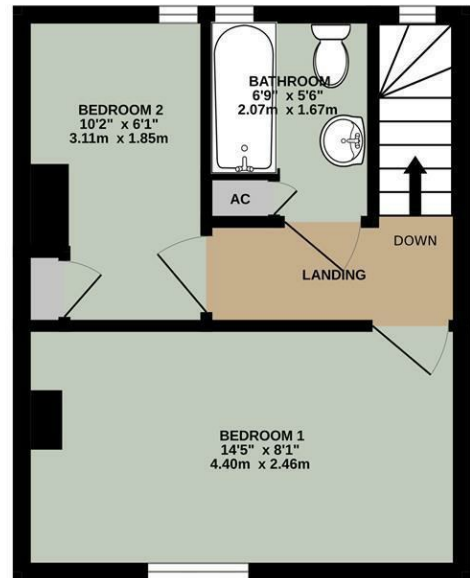
Parking Permit

Street permit parking is subject to availability and applied for through Westmorland and Furness Council.

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.

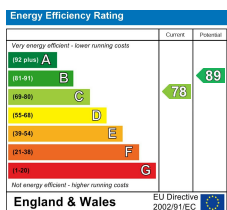


1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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.
Made with Metropix ©2023



Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

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

