

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Eden Mount, Penrith, CA11 8HF



- **Mid Terrace House in a Popular Residential Area**
- **Elevated Position with Views to the Lakeland Fells**
- **Living Room + Kitchen**
- **2 Bedrooms + Bathroom**
- **Enclosed Rear Garden with Outbuilding**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate - C**

Asking price £185,000

In an elevated location of the Scaws area of Penrith, 18 Eden Mount is an ever popular style of home, in an excellent location close to Beaconside Junior School and only a short walk from the town centre. The accommodation comprises: Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. There is a small Forecourt Garden, an Outhouse and a Rear Garden with a southerly aspect. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Worcester Condensing Combi Boiler.

Location

From the centre of Penrith, head up Fell Lane and turn right into Brentfield Road. Follow the road through the estate and up the hill. Take the second turn into Eden Mount and number 18 is on the left.

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the ;

Hallway

Stairs lead to the first floor with open storage below. The flooring is oak and there is a double radiator, a wall cupboard housing electric meter and the wall mounted MCB consumer unit. A glazed oak door leads to the;

Living Room 21'2 x 12'8 (64.62m x 3.86m)

Having an open fireplace with a marble hearth and surround The flooring is oak and there are two double radiators, a TV aerial point and a telecoms point. Double glazed windows to the front and rear give excellent natural light there is a broad opening to the;



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

Fitted to three sides with cream fronted wall and base units and a marble effect worksurface incorporating a one and a half bowl ceramic sink with mixer taps and a marine board splashback. There is plumbing for a dishwasher, a recess with gas and electric cooker points and a recessed pantry area with space for a fridge. The ceiling has recessed downlights and there is a double glazed window and a solid timber door lead to the rear garden.



First Floor - Landing

A ceiling trap gives access to the loft space and there is a recessed airing cupboard which houses a Worcester gas fire condensing Combi boiler providing the hot water and central heating. Pine panelled doors lead off.

Bedroom One 10'7 x 9'1 (3.23m x 2.77m)

Having a double radiator and a double glazed window to the rear giving a lovely view across the rooftops of Penrith to the Ullswater Fells.

**Bedroom Two 9'3 x 14'2 (2.82m x 4.32m)**

There are 2 double glazed windows to the front, a radiator and a recessed wardrobe above the stairhead.

**Bathroom 5'6 x 7'10 (1.68m x 2.39m)**

Fitted with a contemporary lavatory, a wash basin and a square ended bath with a mains fed two head shower over. The walls are marine boarded, the ceiling has recessed downlights and there is a modern heated towel rail. A double glazed window to the rear gives good level of natural light.

**Outside**

To the front of the house is a gently sloped lawn garden with a mixed Hollybush hedge to the roadside and steps from the pavement down to the front door.

A gate to the side of the house opens to a shared passageway leading round to the rear.

Immediately to the rear of the house is a Stone flagged patio area and an;

Outhouse 9'3 x 7'9 overall (2.82m x 2.36m overall)

With a power and a water supply, plumbing for a washing machine and a window to the rear providing natural light

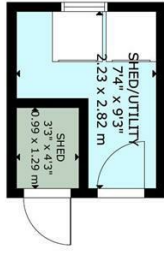
Built into the outhouse with a separate door is a log store.



Beyond the patio area is a garden area to lawn, having a fence around, a mature silver birch tree and a gravel seating area.

The rear garden has a south Westley aspect and benefits from the Afternoon and evening sun



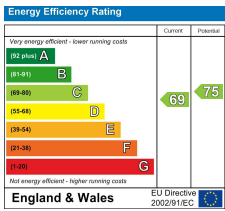


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 70 m²/754 sq ft
FLOOR 1: 35 m²/378 sq ft, FLOOR 2: 35 m²/376 sq ft
EXCLUDED AREA: SHED/UTILITY: 6 m²/68 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Email - info@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

