

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

3 Alexandra Road, Penrith, CA11 9AL



- **Traditional End of Terrace Sandstone House**
- **Elegant and Well Presented Accommodation Throughout**
- **Living Room, Dining Room, Kitchen + Cloakroom**
- **Two Double Bedrooms + First Floor Bathroom**
- **Cellar + Rear Lobby with Laundry Cupboard**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Forecourt Garden + Enclosed Rear Garden**
- **Tenure - Freehold. EPC Rate - E. Council Tax Band B**

Asking price £195,000

Located in the popular Castletown area of Penrith and within easy reach of the town centre, 3 Alexandra Road is a traditional sandstone end of terrace home with elegant and well presented accommodation comprising: Living Room, Dining Room, Kitchen, Cloakroom and Cellar, 2 Double Bedrooms and a First Floor Bathroom as well as a useful Attic. Outside there is a forecourt garden and to the rear an enclosed yard. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

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 right into Alexandra Road, number 3 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

The property is freehold and the council tax is band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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 double glazed security door to the:

Hallway

Having original plaster coving to the ceiling, a single radiator and painted panel doors off.

Living Room 11'6 x 14'3

A living flame gas fire is set in a slate/brick tile back and granite hearth with a wood surround. There is a double radiator, a TV & satellite lead, a uPVC double glazed window to the rear and a panel door to the stairs. A part glazed door leads to the rear hall.



Dining Room 11'8 x 9'4

Having two arched niches with floor cupboards to one wall, one of the cupboards houses the electric meter and fuse board. The flooring is oak and there is original plaster coving to the ceiling, a double radiator, two wall light points and a uPVC double glazed window to the front.



Kitchen

Fitted with a range of oak fronted wall and base units with a granite effect work surface incorporating a 1 1/2 bowl stainless steel, single drainer sink with mixer taps and a tiled splash back. There is a built in electric oven and an induction hob with a stainless steel and glass cooker hood above as well as an integral fridge and freezer and space for a dishwasher. The floor is laminate tiled and a uPVC double glazed window faces to the front.



Cloakroom

Fitted with a white toilet and wash basin set on a hardwood wash stand. The floor is ceramic tiled. there is a chrome heated towel rail and extractor fan.



Rear Lobby

Having tiled flooring, a base unit, a uPVC double glazed window and a door to the side. There is a door to a laundry cupboard with light, power and plumbing for a washing machine.

Cellar

Stone steps lead down from the hallway. A uPVC double glazed basement window gives natural light and a wall mounted Worcester condensing combi boiler provides the hot water and central heating.

First Floor-Landing

A ceiling trap with drop down ladder and stripped pine panel doors lead off.

Bedroom One 11'6 x 14'1

Having a recessed wardrobe above the stairwell, a double radiator and a uPVC double glazed window to the rear.



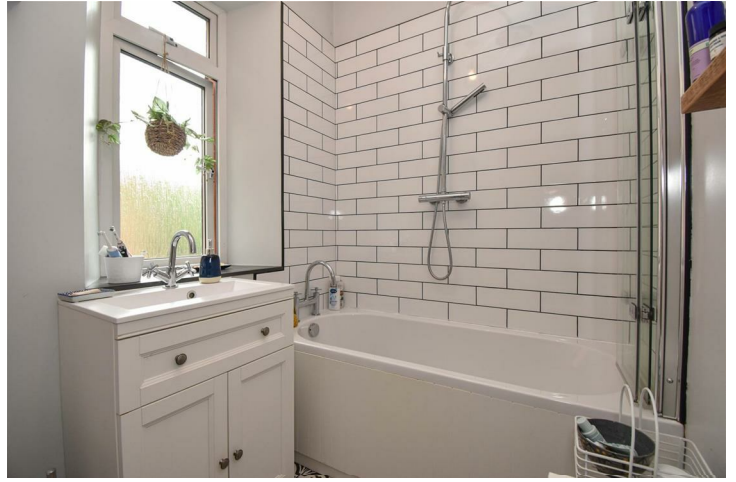
Bedroom Two 11'8 x 7'7

Having a uPVC double glazed window to the front and a double radiator



Bathroom 7'3 x 5'3

Fitted with a contemporary, white toilet, wash basin set in a cabinet and a bath with mains shower over and tiles around. The floor is ceramic tiled. There is a heated towel rail and a uPVC double glazed window.



Attic Room

Being a fully boarded, insulated and carpeted space with light and power sockets which could be used in a number of ways.

Outside

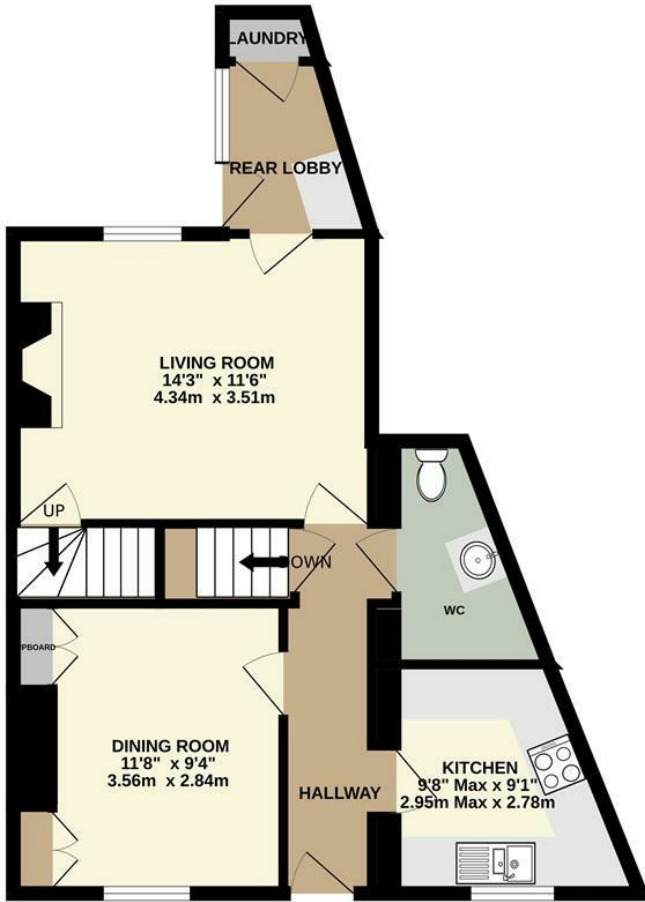
To the front of the house is a well stocked forecourt garden.



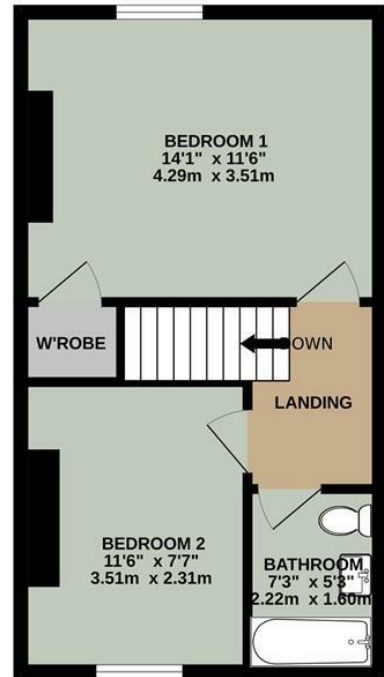
To the rear is an attractive enclosed garden area, mainly to gravel with a fence to one side and wall to the other, a wooden garden shed and an access path to Brougham Street.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

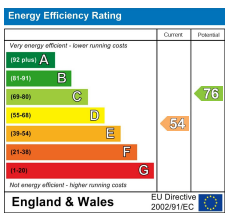


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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

