

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

19 Sandgate, Penrith, Cumbria, CA11 7TW



- **Period Cottage in Penrith Town Centre with Large Garden**
- **Living Room, Dining Room, Kitchen + Shower Room**
- **2 Bedrooms, House Bathroom + Attic Room/3rd Bedroom**
- **Forecourt + Enclosed Garden to the Rear**
- **uPVC Double Glazing and Gas Central Heating**
- **Resident Permit Parking, Subject to Availability**
- **Tenure - Freehold. EPC Rate - E. Council Tax Band - B**

Price £185,000

Close to the town centre, this attractive end of terrace traditional cottage with the rarity of a lovely garden, enjoys a convenient location, looking down Sandgate and only a couple of minutes walk from the facilities and amenities of Penrith. The accommodation comprises; Living Room, Dining Room, Kitchen, Rear Hall/Laundry, ground floor Shower Room, 2 Double Bedrooms and a Bathroom to the first floor and an Attic Room to the second floor which could potentially be turned into a third bedroom. The house also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Outside there is a small Forecourt and to the rear, accessed along a path past the neighbours garden is a generous Private Garden

Resident Permit Parking is subject to availability via Westmorland and Furness Council.

Location

19 Sandgate is in the centre of Penrith, where Sandgate meets Meeting House Lane.

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 uPVC door to the;

Living Room 12'2 x 13'4 (3.71m x 4.06m)

A cast iron original horseshoe fireplace is set in a painted wood surround with quarry tiled hearth. There is an arch niche to one side, having a floor cupboard housing the gas meter. There is a wall mounted MCB consumer unit and electric meter, a double radiator, a TV point and a uPVC double glazed window to the front. Painted panel doors open to the stairs and to the;

**Dining Room 8'10 x 12'3 (2.69m x 3.73m)**

Having a double radiator and exposed beam to the ceiling. There is access to the under stairs cupboard and a multi panel glazed door opens to the;

**Kitchen 6'4 x 11'6 (1.93m x 3.51m)**

Fitted with wood fronted wall and the base units and a granite effect works surface incorporating a stainless steel single drainer sink with mixer tap. There is space for a slot in gas cooker and space for an upright fridge freezer. The floor is quarry tiled and there is a glazed roof light and double radiator. A multi panelled glazed door opens to;

**Rear Lobby/Laundry 4'1x5'1 (1.24mx1.55m)**

With plumbing for a washing machine, and space for a tumble dryer. The floor is tiled, a glazed door opens to the rear porch and a pine panel door to the;

Shower Room 4'1 x 5'10 (1.24m x 1.78m)

Fitted with a toilet, a wash basin and a corner shower enclosure with marine boards to 2 sides and a Mira electric shower over. the floor is tiled, there is a heated towel rail and an extractor fan.

**First Floor - Landing**

There is a single radiator and a built-in cupboard which houses the gas fired condensing combi boiler providing the hot water and central heating.

Bedroom One 12'5 x 13'8 (3.78m x 4.17m)

Having a feature fireplace, a double radiator and exposed beam to the ceiling. Two uPVC double glazed windows to the front look down Sandgate to St Andrews Church. A door opens to the stairs leading to the attic room.

**Bedroom Two 10'11 x 8'5 (3.33m x 2.57m)**

There is a small recessed wardrobe, a double radiator and a uPVC double glazed window to the rear.



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

Fitted with a white toilet, wash basin and enamelled bath with a pine panelling and tiles around. There is a built in shelved linen cupboard, a heated towel rail and a uPVC double glazed window to the rear.



Second Floor

The stairs from bedroom one open into;

Attic Room

The walls are pine panel. There is a double radiator and an original skylight.



Outside

To the front of the cottage is a small gravel courtyard with a low stone wall around.

To the rear is a small covered yard area with steps up to the path leading to a generous enclosed garden to lawn with shrub/flowerbeds and a gravel seating area with summer house.



To one side is a paved area with two wooden garden sheds.

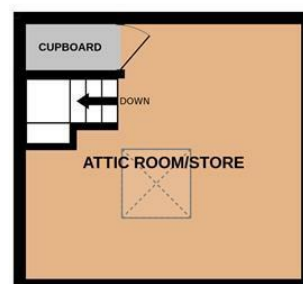
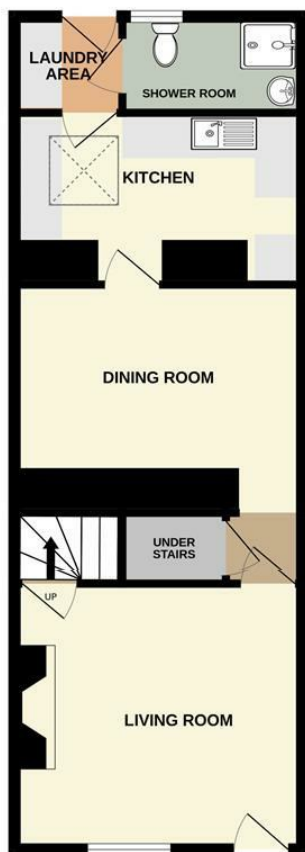


There is permit parking, subject to availability, applied for through Westmorland and Furness Council.

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

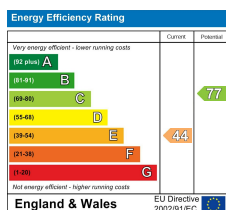
1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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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