

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

32 Albert Street, Penrith, Cumbria, CA11 7XA



- **Attractive Grade 2 Listed Cottage in Penrith Town Centre**
- **Characterful Accommodation over Three Floors**
- **Kitchen + Spacious Living Room**
- **Three Double Bedrooms + First Floor Bathroom**
- **Rear Garden + Resident Permit Parking Available**
- **Gas Central Heating + Secondary Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate - D**

Price £180,000

Situated on a quiet "access only" side road, yet conveniently close to the centre of Penrith, 32 Albert Street is a handsome three storey cottage, probably dating back to the late 1700s, with surprisingly spacious and characterful accommodation comprising; Entrance Hall, Kitchen, Living Room, Three Double Bedrooms and a First Floor Bathroom with a shower over the bath.

Outside there is a small Garden to the rear and Resident Permit Parking is available through Westmorland and Furness Council.

This comfortable historic home also benefits from having Secondary Glazing and Gas Central Heating from a Worcester Condensing Boiler.

Location

Albert Street is in the very centre of Penrith and can easily be found on foot by walking up Middlegate and turning right into Queen Street. Then fork right through a narrow lane to the right of La Casita restaurant and turn right into Albert Street, number 32 is on the left.

The what3words position is; file.bulldozer.blame

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 Freehold

The property is freehold and 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 fee 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

ACCOMMODATION

Entrance

Through a six panel wooden door to the;

Hallway

Having slate tiled flooring, exposed beams to the ceiling and a winding staircase leading off to the first floor. A part glazed panel door opens to the;

Kitchen 12'6 x 8'3 (3.81m x 2.51m)

Fitted with painted wall and base units and a beech wood block work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and gas hob with stainless steel splashback and extractor hood, space for an upright fridge freezer and plumbing for a washing machine. The flooring is slate tiled, there is an exposed beam to the ceiling, a double radiator and a secondary glazed sash window faces to the front. An open doorway leads to a short passage, with access to the under stair storage and opening into the;



Living Room 22' x 9'4 min 13'2 max (6.71m x 2.84m min 4.01m max)

The room is laid out in two sections, the first being the dining area and having laminate wood effect flooring, a single radiator, a double radiator and secondary glazed sash window for the side.



The second section is laid to carpet and has an attractive cast-iron horseshoe fireplace set in a black granite surround. Secondary glazed sash windows face to the side and rear and a panel door opens to the rear.



First Floor-Landing

Having a painted handrail and spindles around the stairwell and a door opening to the stairs leading to the second floor. Stripped panel doors opened to bedrooms one and two and the bathroom.

Bedroom One 9' x 10'6 (2.74m x 3.20m)

Currently used as a work room and having a double radiator and a secondary glazed sash window to the front

Bedroom Two 10'7 x 9'11 (3.23m x 3.02m)

There is a double radiator and a secondary glazed sash window to the rear.



Bathroom 7'9 x 6'2 (2.36m x 1.88m)

Fitted with a contemporary toilet, wash basin with pillar tap set in a cabinet and a panelled bath having mixer shower taps over, a shower screen and tiles around. The floorboards are painted, the ceiling has recessed downlights and there is a single radiator, an extractor fan and a secondary glazed sash window. A built-in cupboard houses a Worcester gas fired condensing combination boiler which provides the hot water and central heating.



Second Floor

The stairs rise into;

Bedroom Three 13'2 x 11'6 (40.23m x 3.51m)

The ceiling is open to the apex with beautiful exposed roof timbers. Secondary glazed sash windows face to the front and rear with exposed timber lintels and there are two double radiators.



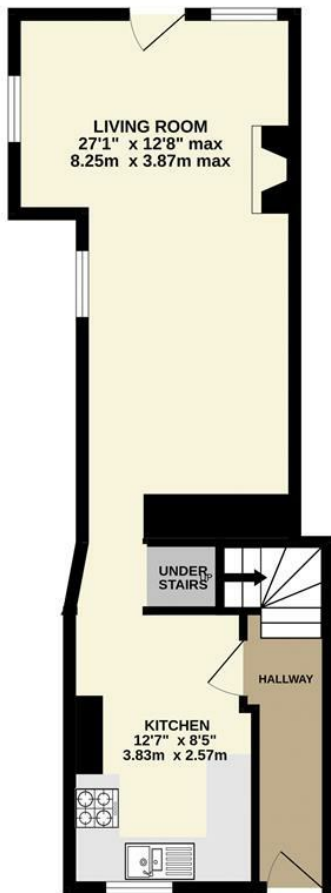
Outside

A metal gate to the side of number 32 gives access to a shared passageway which leads around to the rear where there is a small garden area laid to grass with well stocked flowering borders and a stone flagged seating area.

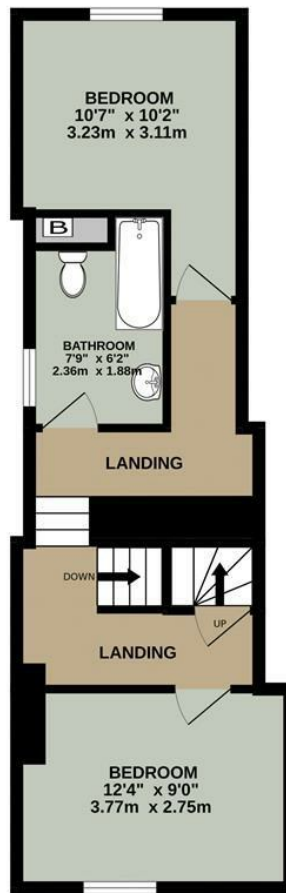


Resident permit parking is available nearby, through Westland and Furness Council and subject to availability

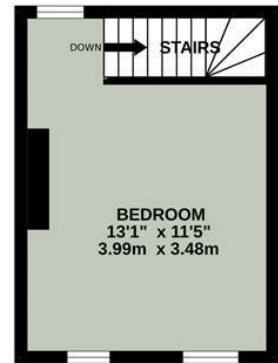
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

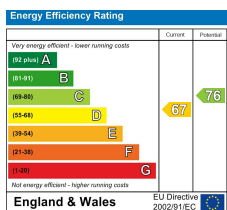


2ND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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