



**6 Wordsworth Terrace, Penrith, CA11 7QT**

Guide Price **£190,000**

**PFK**

## 6 Wordsworth Terrace

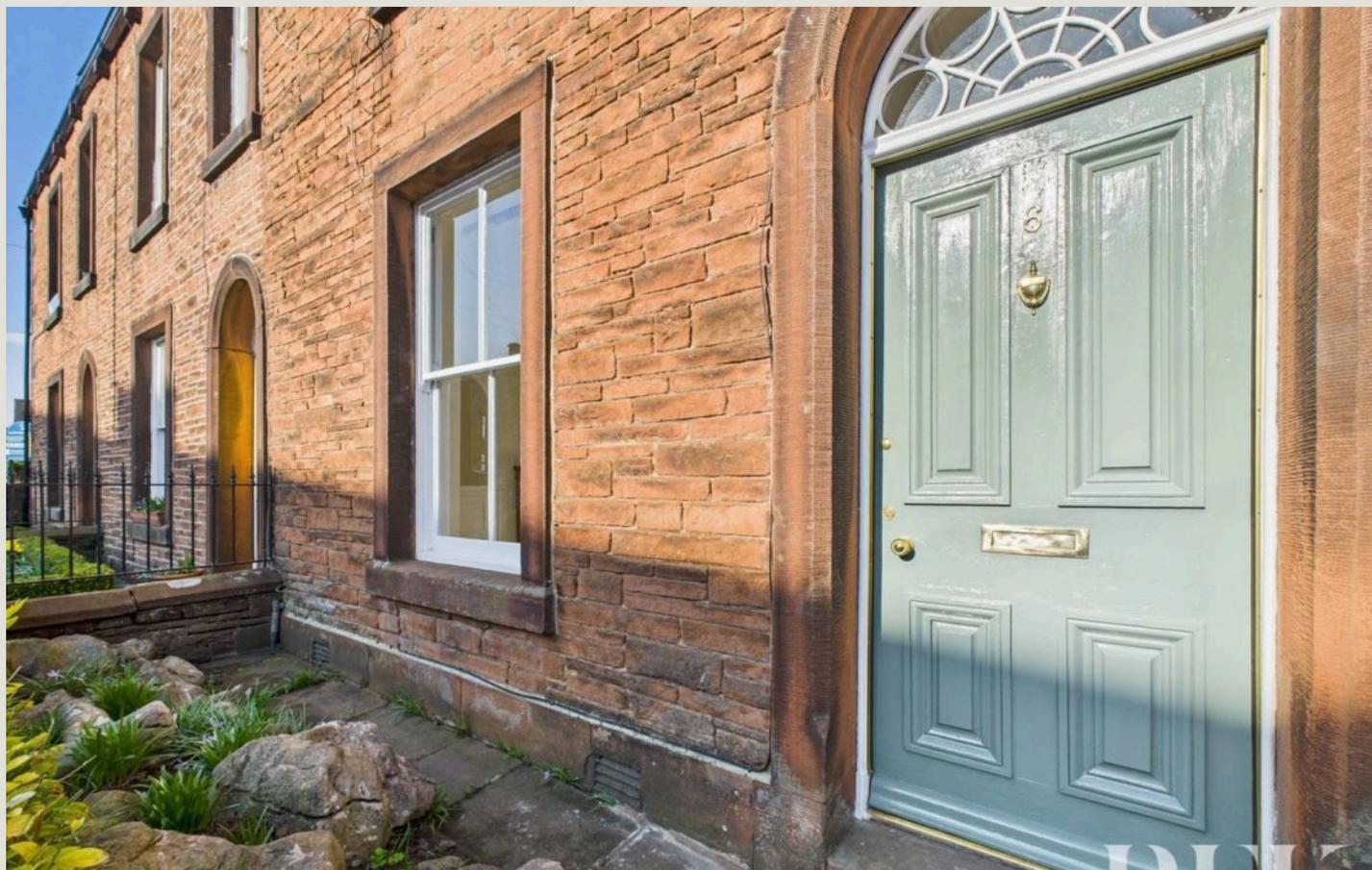
The property:

**This Grade II listed terraced residence presents a unique opportunity to acquire a charming slice of history with this well-maintained Victorian property.**

The property boasts an array of period features whilst offering modern comforts within the well-proportioned accommodation. The residence comprises two reception rooms, kitchen with useful understairs pantry/utility, two bedrooms, family bathroom and an attic room, providing comfortable living spaces throughout. Further adding to the appeal, the property benefits from a low maintenance rear yard and a convenient side passageway granting access to the rear lane.

The front of the property is adorned with an established flower bed, enclosed by a charming low-level sandstone wall. A pathway leads to the main entrance, with an additional path giving access to the side passage. On-street permit parking.

Located in a highly sought-after area, the property is perfectly positioned for easy access to local amenities and transportation links. With its blend of period charm and contemporary comfort, this residence offers a unique opportunity to own a piece of history in this vibrant location.





## Penrith

### The location:

Penrith town centre caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, castle and park and a good selection of sports/leisure facilities. For those wishing to commute The A66, A6 & M6 trunk roads are all easily accessible and there are bus and a main line railway stations in the town. The Lake District National Park lies is also within easy reach.

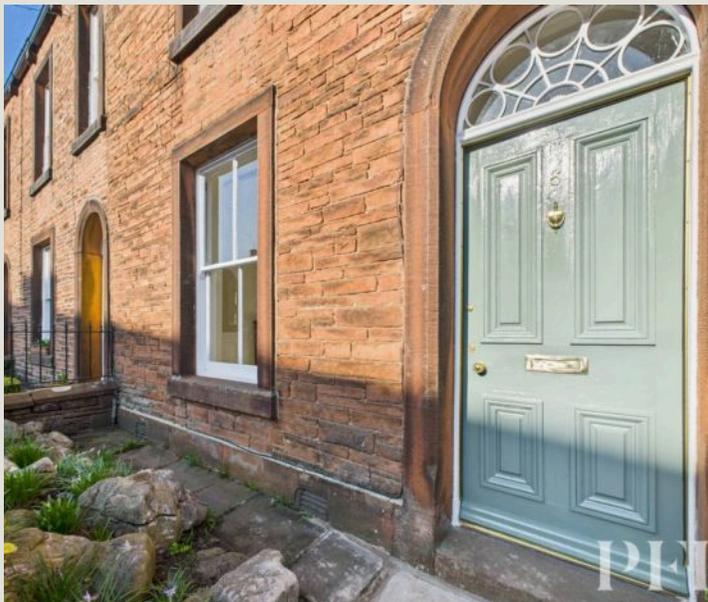
**Council Tax band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

### Directions

From the town centre proceed to Sandgate and, at the dual-mini-roundabout at the top, turn left along Meetinghouse Lane. Wordsworth Terrace is situated a short distance along, past the entrances on the right to Arthur Street and Lowther Street, on the right hand side.



## ACCOMMODATION

### Entrance Vestibule

Access via original door with ornate glass panel above, leading into the inner vestibule with further door providing access into the main hallway. There is laminate flooring fitted.

### Hallway

With period features on display, illustrating the historic charm of the property, including the ornate archway, picture rails and coving. Laminate flooring has been laid, and a radiator fitted. Stairs leading to the first floor and doors lead into the living room and sitting/dining room.

### Living Room

10' 8" x 11' 9" (3.24m x 3.59m)

Positioned to the front of the property with a large single glazed sash window, this delightful room benefits from a gas fire set within a stone and wood surround, complete with arched recesses to either side, both with storage cupboards and one housing the gas meter. The living room is newly carpeted and a radiator is fitted.

### Sitting/Dining Room

11' 5" x 11' 6" (3.48m x 3.50m)

This versatile room is positioned to the rear of the property. A lovely light room with integral cupboards and picture rails. A door leads to the kitchen and laminate flooring and a radiator has been fitted.

### Kitchen

6' 11" x 13' 7" (2.10m x 4.13m)

There is a stainless steel sink with drainer and mixer taps and space to accommodate a washing machine and dishwasher (included in the sale), coupled with a freestanding cooker and fitted extractor fan above. An opening and step up leads into the under stairs storage area/pantry.

A wooden door leads to the rear yard.





### **Landing**

Stairs lead to the first floor landing with window at half landing. Doors to the bathroom and two bedrooms with a further staircase to the attic room.

### **Bedroom 1**

11' 7" x 11' 8" (3.53m x 3.56m)

Positioned to the front aspect with a sash, single-glazed window. This is a generous room with a slimline integral cupboard. Newly fitted carpet and radiator in situ.

### **Bedroom 2**

6' 9" x 12' 10" (2.07m x 3.90m)

A good size single room with single-glazed sash window to the front aspect. There is carpeting to the floor and radiator in situ.

### **Bathroom**

8' 1" x 11' 7" (2.47m x 3.53m)

The bathroom comprises a three-piece suite including bath with shower over and fitted shower screen. There is a WC and basin which is set upon three useful storage cupboards. The walls are panelled around the bath and act as splashbacks behind the WC and the basin. In addition, integral cupboards provide shelved storage and house the boiler, and an obscured single-glazed sash window sits to the rear of the property. Vinyl flooring.

### **Attic/Loft Space**

15' 8" x 15' 6" (4.78m x 4.73m)

A second floor attic room with sloped ceilings and exposed beams, roof lights in situ and laminate flooring fitted. Please note that we do not believe that this room will comply with current building regulations for use as a bedroom.





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1073.25 ft<sup>2</sup>  
99.71 m<sup>2</sup>

**Reduced headroom**

89.46 ft<sup>2</sup>  
8.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**

**ADDITIONAL INFORMATION**

**EXTERNALLY**

**PARKING - Permit - On street**

**Front Garden**

An established flower bed sits to the front of the property and is bordered by a low level sandstone wall. A pathway leads to the property with an additional path to the side passage which grants access to the rear.

**Rear Yard**

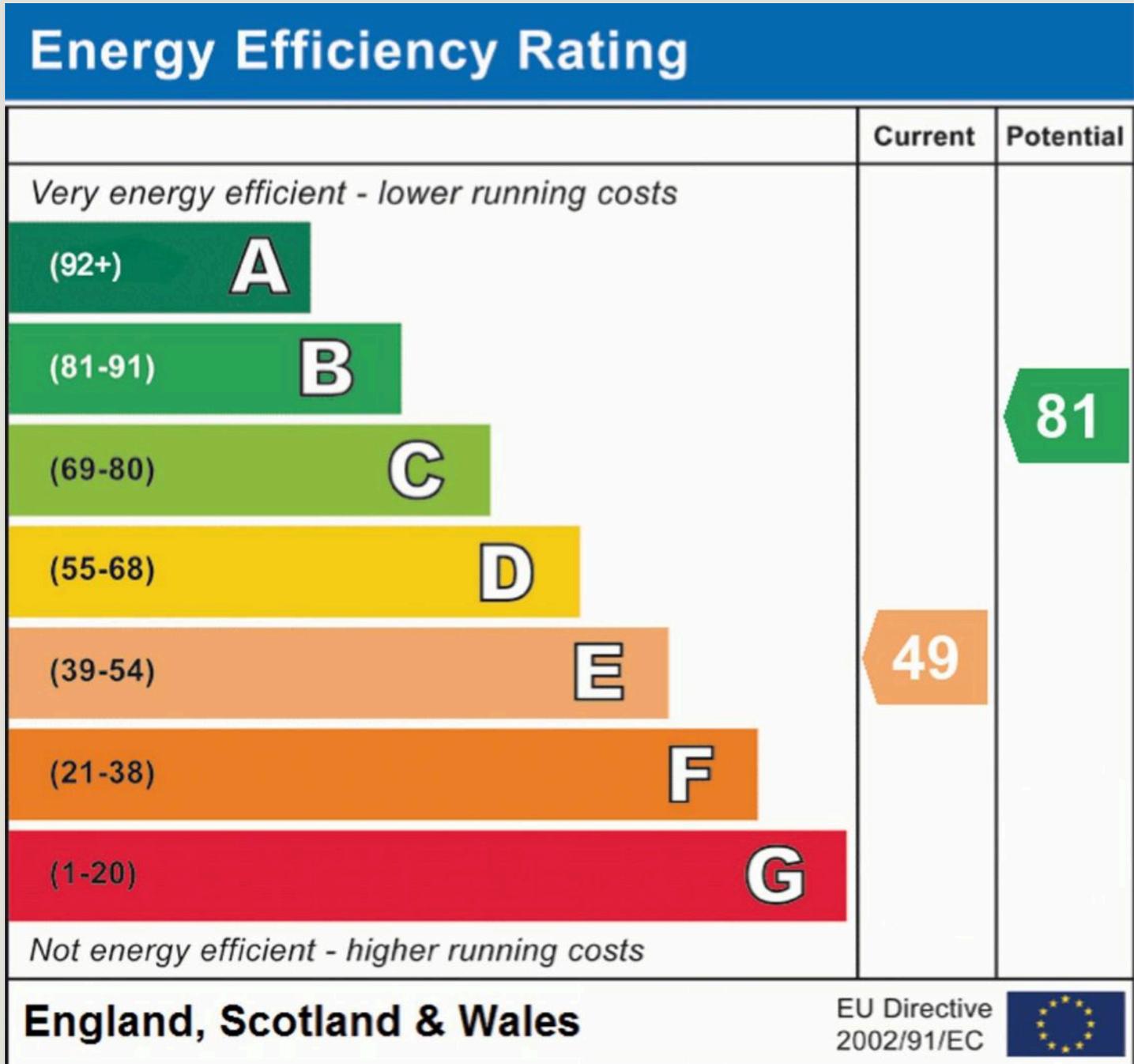
A low maintenance yard sits to the rear of the property; it is enclosed and with an access gate to the rear lane which leads to the side passage. We understand that the side passage way comes under the ownership of 6 Wordsworth Terrace.

**Services**

Mains gas, electricity, water & drainage. Gas central heating and single glazed windows installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

**Referrals and Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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