

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Fell Lane, Penrith, CA11 8AA



- **Attractive and Spacious Three Storey Town House**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room, Dining Room + Kitchen**
- **Four Bedrooms, a House Bathroom with Separate Shower and a First Floor WC and**
- **Enclosed Low Maintenance Rear Garden with Timber Workshop/Potting Shed and Dog Run**
- **Double Glazing and Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking Available**
- **Tenure- Freehold. Council Tax Band - C. EPC - C**

Asking price £230,000

This much loved and handsome home has been lived in by the same family for over 40 years, being convenient for Penrith town centre and offering generous living space over three floors along with a delightful enclosed rear garden. The well maintained accommodation comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Four Bedrooms, a Bathroom with shower and bath and a first floor WC.

Outside is a small forecourt garden and to the rear, the enclosed garden offers an attractive and manageable haven and is laid to stone flags and block paving with several well stocked beds and borders and a large timber built outhouse with a potting shed, a workshop and a dog kennel/run

The property also benefits from Double Glazing, Gas Central Heating via a Condensing Boiler and Resident Permit Parking is available.

Location

From the centre of Penrith, walk up Sandgate and at the mini roundabouts, head up Fell Lane, number 2 is on the right.

The what3words position is; specifies.polygraph.pill

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 C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed door to the;

Vestibule

A wall cupboard houses the electric meter and MCB consumer unit and a part glazed wood panel door opens to the;

Hallway

Having two recessed wall cupboards, a single radiator, stairs leading to the first floor and part glazed panel doors open to the kitchen, dining room and;

Living Room 10'5 x 12'2 (3.18m x 3.71m)

There is a modern electric remote control flame effect fire recessed to one wall with a wall point above for a flatscreen TV and to one side is a shelved niche with floor cupboard housing the gas meter. There is a modern column radiator, a double glazed window and a part glazed wood panel door opens to the forecourt.



Dining Room 11'8 x 12'4 (3.56m x 3.76m)

A flame effect gas fire is set in an antique style fireplace with tiled insets and hearth and a polished wood surround. To each side of the fireplace is an arched niche, one with shelves, the other with a floor cupboard. There is a double radiator, four wall light points and access to the under stairs storage. Part glazed double doors open to the



Kitchen 10'7 x 9'3 (3.23m x 2.82m)

Fitted with a range of cream gloss fronted wall and base units and a slate effect work surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and a ceramic hob with stainless steel and glass cooker hood. There is an integral fridge, freezer and slimline dishwasher and plumbing for a washing machine. The units include a pull-out larder cupboard and carousel corner. The floor is ceramic tiled, the ceiling has recessed downlights and there is a roof lantern, a window and a part double glazed door opening to the rear.



First floor – landing.

There is a single radiator, stairs to the second floor and timber panelled doors off.

Bedroom One 11'x 16'4 (3.35mx 4.98m)

Having a recessed cupboard to one wall, a double radiator and two double glazed windows facing to the front. A further timber panel door opens back onto the landing.



Bedroom Two 9'4 x 10'6 (2.84m x 3.20m)

A built-in cupboard houses the Worcester gas fired condensing combination boiler providing the hot water and central heating. There is a wash basin set in a cabinet, a single radiator and a double glazed window.



WC

Fitted with a toilet, a wash hand basin (cold water only) and having a double glazed window.

Second floor – landing

There is a double radiator, a ceiling trap to the loft space and wood panel doors off.

Bedroom Three 11'1 x 8'2 (3.38m x 2.49m)

Built in furniture includes a wardrobe, locker storage and a single bed base with drawers below. There is a double radiator and a double glazed window to the front.

**Bedroom Four 18'4 x 7'7 (5.59m x 2.31m)**

There is a double radiator and a double glazed window to the front.

**Bathroom 8'11 x 8'9 (2.72m x 2.67m)**

Fitted with a Heritage bath, toilet and pedestal wash basin and a separate shower enclosure has marine board to two sides and a two head, mains fed Mira shower over. The walls are ceramic tiled, the floor is vinyl tiled and there is a double radiator, an extractor fan and a double glazed Velux roof light.



Outside

To the front of the house is an attractive enclosed forecourt with a low brick wall and metal railings around and gate opening to the pavement.



The back door from the kitchen opens to steps which lead up to a good sized enclosed rear garden which is laid mainly to stone flags with block paved areas and having an attractive flower and shrub beds to either side



Across the bottom of the garden is a large timber outbuilding with a potting shed, a workshop and a dog run.



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 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

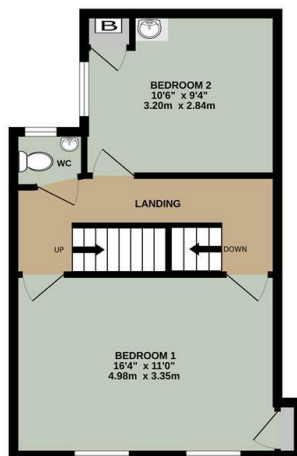
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

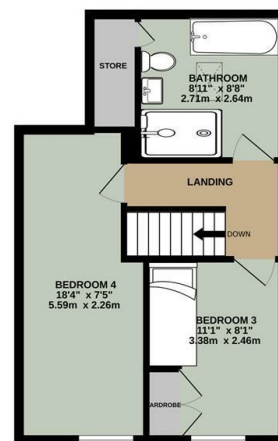
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

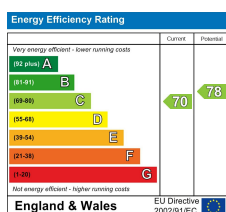


2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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