

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

8 Birch Crescent, Penrith, CA11 8TN



- **Modern Mid Terraced Bungalow**
- **Level Site in the Carleton Area of Penrith**
- **Living Room + Kitchen**
- **Two Double Bedrooms + Shower/Wet Room**
- **Attractive Gardens to the Front and Rear**
- **Garage in a Separate Block**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler - Installed May 2026**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £185,000

Located in the desirable area of Carleton and being set back from the roadside, 8 Birch Crescent is a comfortable and ready to occupy bungalow, on level site with accommodation comprising; Entrance Porch, Living Room, Inner Hall, a Kitchen, 2 Bedrooms and a Shower/Wet Room. To the front of the bungalow is an attractive Forecourt Garden and to the rear there is an Enclosed Garden with several raised beds and a greenhouse. At the end of the row there is a Garage.

8 Birch Crescent also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler (installed May 2026 - after the EPC).

Location

From the centre of Penrith, head South on King Street which becomes Victoria Road. At the traffic lights, fork left into Roper Street which becomes Carleton Road. Drive up the rise and turn left into Oak Road. Take the first right into Birch Crescent, number 10 is on the left, at right angles to the road.

Vehicle access to the garage is from Birch Crescent.

The what3words position is; mildest.winners.lifeboats

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

The council tax is band C.

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 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.

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

A floor cupboard houses the gas meter, electric meter and fuse box. There is a uPVC double glazed window, laminate flooring and a part glazed door to the;

Living Room 14' x 11'8 (4.27m x 3.56m)

A living flame gas fire is set in a quartz composite marble effect hearth and back with an oak surround. A large uPVC double glazed window to the front looks out onto the green area opposite. The flooring is LVT, there is a double radiator, a TV point, a satellite lead and a telecom point. A door opens to the:



Hall

A ceiling trap gives access to the insulated roof space, the flooring is LVT and there is a single radiator. Doors lead off to the bedrooms, wet room and:

Kitchen 11'7 x 7'7 (3.53m x 2.31m)

Fitted with light wood effect fronted wall and base units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a gas and electric cooker point, space for a fridge and plumbing for a washing machine. There is a single radiator and a uPVC double glazed window and door face to the rear. To one corner is a built in larder cupboard.



Bedroom One 14'10 '5 (4.52m '1.52m)

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



Bedroom Two 11'8 x 8'11 (3.56m x 2.72m)

A uPVC double glazed window looks over the back garden and there is a single radiator.



Wet Room 8'3 x 5'2 (2.51m x 1.57m)

Fitted with a toilet, a wash basin with cabinets below and above and having a shower area with a drain point, marine boards to two sides, shower curtain around and a Mira electric shower over. There is a single radiator, an extractor fan and a uPVC double glazed window.



Outside

To the front of the house is an attractive forecourt garden laid mainly to gravel with mature shrubs and a low fence around.



There is an enclosed rear garden with several raised beds, a greenhouse and a wooden garden shed with a power supply. A gate at the bottom of the garden opens to a path leading to Chestnut Close.



A tarmac area, accessed off Birch Crescent, gives access to a:

Garage 17'1 x 8'2 (5.21m x 2.49m)

Having an open and over vehicle door and a power supply



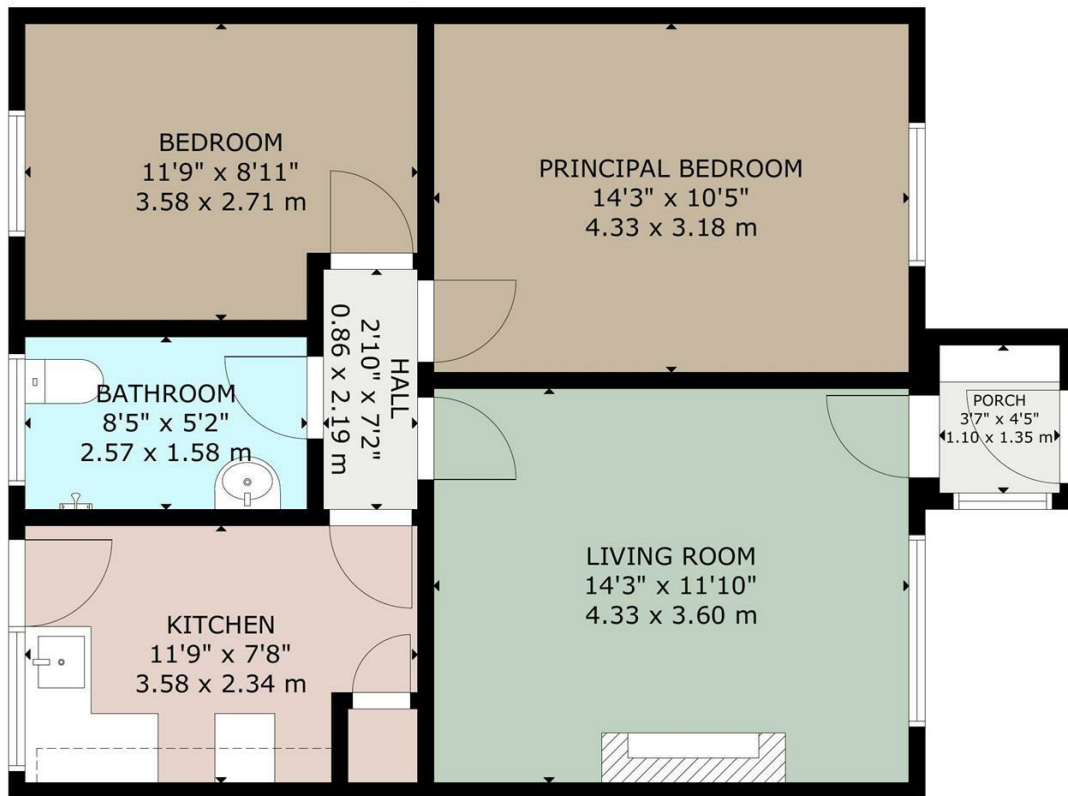
Referral Fees

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

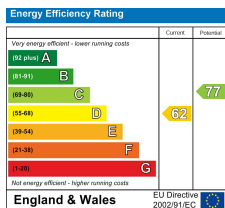
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
TOTAL: 58 m²/621 sq ft
FLOOR 1: 58 m²/621 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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

