



7 Birch Crescent, Penrith, CA11 8TN

Guide price £220,000









# 7 Birch Crescent

Penrith, CA11 8TN

- End of terrace bungalow
- Two double bedrooms
- EPC Rate - C
- Close to Penrith town centre and associated amenities
- Gardens to front and rear
- Council Tax Band - C

This well-presented two-bedroom detached bungalow is ideally situated in Penrith, offering comfortable single-level living in the popular market town. The property provides versatile accommodation comprising an entrance porch, spacious lounge diner with feature fireplace, fitted kitchen with breakfast bar, two double bedrooms, and contemporary shower room, all accessed via a central hallway.

Key features include gas central heating via combination boiler, double glazing throughout, and a practical layout perfect for downsizing, first-time buyers, or investment purposes. The kitchen is particularly well-appointed with modern units and integrated breakfast bar, while both bedrooms are generously sized doubles.

External space includes front, side, and rear gardens with the rear being low-maintenance flagged areas complemented by planted borders. Street parking is conveniently available.

The location offers the best of both worlds - the amenities and transport links of a thriving market town, combined with easy access to the Lake District's stunning Northern fells and Ullswater, making it perfect for those seeking both convenience and natural beauty.

## Directions

What3words location: ///picnic.moves.fields



### Entrance Porch

Enter through a uPVC double-glazed door with side window into this practical entrance space. The porch features a floor cupboard housing gas and electric meters plus MCB consumer unit, with a part-glazed door leading to the main living area.

### Lounge Diner

11'8" x 13'11" (3.57 x 4.26)

This spacious reception room features a front-facing uPVC double-glazed window overlooking the open grassed area. The room is enhanced by a living flame gas fire set within a polished stone surround, complemented by fitted carpet, a double radiator, and TV aerial point. A door provides access to the inner hallway.

### Inner Hallway

The central hallway provides convenient access to all accommodation including the lounge diner, both bedrooms, shower room, and kitchen. Features include fitted carpet, radiator, and loft hatch for storage access.

### Kitchen

7'8" x 11'10" (2.35 x 3.63)

Well-appointed with white-fronted shaker-style units and granite-effect worktops incorporating a stainless steel 1½ bowl sink with mixer taps. The kitchen offers space for essential appliances including electric cooker with ceramic hob, washing machine, and fridge freezer. A distinctive wood block breakfast bar with four stools and overhead cupboards creates an informal dining area. A built-in corner cupboard houses the gas-fired condensing combination boiler for hot water and central heating. Additional features include rear-facing uPVC double-glazed window and door, wood-effect laminate flooring, and single radiator.

### Rear Porch

Accessible from both the kitchen and garden, providing convenient indoor-outdoor connection.





### Principal Bedroom

10'7" x 13'11" (3.23 x 4.26)

A generous double bedroom with ample space for additional furniture. Features include a front-aspect uPVC double-glazed window, fitted carpet, and double radiator ensuring year-round comfort.

### Bedroom Two

8'11" x 11'10" (2.73 x 3.61)

A second well-proportioned double bedroom with rear-facing uPVC double-glazed window, fitted carpet, and radiator.

### Shower Room

5'1" x 8'3" (1.57 x 2.54)

Contemporary fitted shower room comprising white toilet, wash basin with under-cabinet storage, and large shower enclosure with Mira electric shower. The room features full wall tiling, chrome heated towel rail, wall-mounted fan heater, extractor fan, and rear-aspect uPVC double-glazed window.

### Outside

The property benefits from front and side gardens enclosed by fencing with gate access to the rear. The rear garden area is predominantly flagged with attractive shrub and flower borders. Street parking is available on Birch Crescent

### Garage

17'2 x 8'3 (5.23m x 2.51m)

With up and over door, power and lighting. Garage closest to the bungalow.

### Location

Penrith is a thriving market town with exceptional transport connections via M6, A66, A6, and the West Coast railway line. The town offers comprehensive amenities including schools, supermarkets, diverse shopping from local independents to national chains, leisure facilities, and cinema. Known as the "Gateway to the North Lakes," Penrith provides convenient access to Ullswater and the Northern fells, offering outstanding outdoor recreation opportunities.

### Services & Additional Information

The property is serviced by mains water, drainage, gas and electricity.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

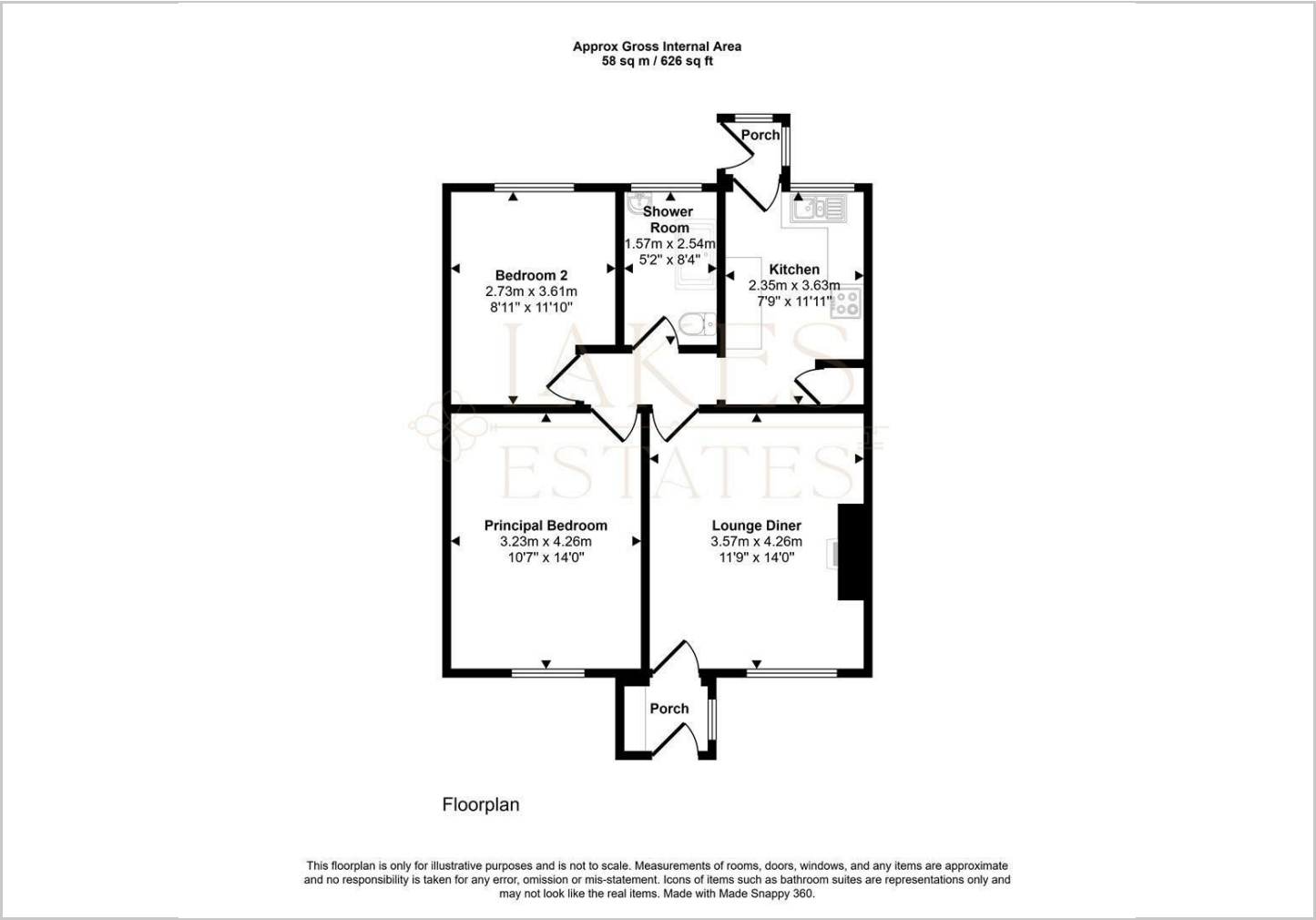








Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

