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GREEN  
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Residential  
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Letting Agents

## **45 Raiselands Croft, Penrith, CA11 9JJ**



- **Well Maintained Semi Detached Family Home**
- **Living Room, Kitchen + Cloakroom**
- **3 Bedrooms + First Floor Shower Room**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Off Road Parking. + Low Maintenance Gardens**
- **Tenure - Freehold. Council Tax Band - A. EPC Rate - C**

**Price £170,000**

On the northern side of Penrith, less than a mile from the town centre, 45 Raiselands Croft is a semi detached family home with well maintained accommodation comprising: Hallway, Living Room, Kitchen, Cloakroom, Side Lobby, 3 Bedrooms and a Shower/Wet Room. Outside there is off road parking and low maintenance gardens. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

### **Location**

From the centre of Penrith, head north on Scotland Road, drive over the mini roundabout and round the right hand bend. Turn left into Raiselands Croft, drive to the T-junction and turn right again. Number 45 is on the right.

### **Amenities**

Penrith is a popular market town, 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, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band A

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the

### **Hall**

Stairs lead to the first floor and there is a double radiator and oak panel doors off.

### **Living Room 12'1 x 14'10 (3.68m x 4.52m)**

A living flame gas fire is set in a marble surround. there is a TV point, a satellite lead, telephone point and a double radiator. A uPVC double glazed window faces to the front and an oak panel door leads to the;





### **Kitchen 8'5 x 14'9 (2.57m x 4.50m)**

Fitted with oak fronted units with a marble effect work surface incorporating a 1 1/2 bowl single drainer sink with mixer tap and tiled splash back. there is a built in electric oven and gas hob with cooker hood above, an integral fridge, and a washing machine . To one corner is a large built in shelved cupboard. the floor is ceramic tiled and there is a single radiator and a uPVC double glazed window to the rear. An oak panel door leads to the;



### **Side Lobby**

Doors open to the understairs cupboard and WC. A door leads outside.

### **WC**

Fitted with a toilet and having a uPVC double glazed window. A wall mounted Baxi condensing boiler provides the hot water and central heating.

### **First Floor - Landing**

A uPVC double glazed window provides natural light and a ceiling trap gives access to the roof space above.

### **Bedroom One 8'4 x 13'2 (2.54m x 4.01m)**

Having two uPVC double glazed windows to the rear, a single radiator, TV aerial lead and satellite lead.



### **Bedroom Two 9'4 x 8'8 (2.84m x 2.64m)**

Having a uPVC double glazed window to the front, a single radiator and TV aerial lead.



### **Bedroom Three 9'4 x 9' max (2.84m x 2.74m max)**

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



### **Shower/Wet Room 11'2 x 4'6 (3.40m x 1.37m)**

Having a waterproof moulded floor with drain point and electric shower. There is a toilet and wash basin. the walls and ceiling are marine board and there is a chrome heated towel rail. A uPVC double glazed window faces to the rear.



### **Outside**

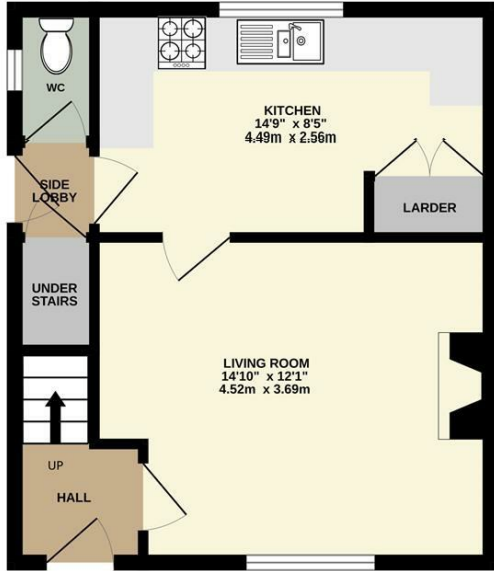
A block paved front garden provides off road parking and has an ornate metal fence with sliding vehicle gate and pedestrian gate.



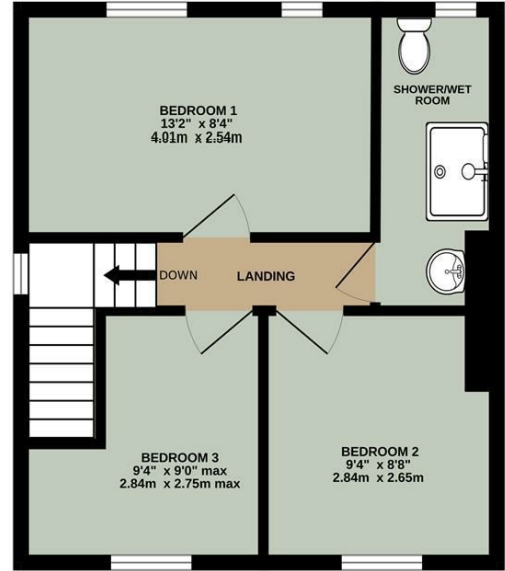
A metal ornated gate to the side opens to a broad flagged path extending to the rear which is also flagged with a wooden garden shed.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

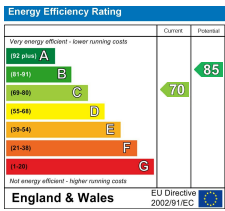


1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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