

**WILKES
GREEN
HILL**

Residential
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Letting Agents

27 Canny Croft, Penrith, CA11 9HA



- **Semi Detached House in a Popular Cul-de-Sac**
- **Elevated Position with Views Across Penrith to the Lakeland Fells**
- **Living Room + Kitchen**
- **2 Bedrooms + First Floor Bathroom**
- **Gardens to the Front and Rear with Potential to Extend**
- **Off Road Parking for 3 to 4 Cars**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax - B. EPC - Rate D**

Price £175,000

27 Canny Croft is a Semi Detached home Situated in a Popular Cul de sac in an Elevated Position with Views across Penrith to the Lakeland fells. The accommodation comprises: Entrance Porch, Living Room, Dining Kitchen, 2 Bedrooms and a Bathroom. There is Off Road Parking for 3 to 4 cars and Gardens to the Front and Rear with Potential to Extend. The property also benefits from Double glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Sandgate and turn left into Meeting House Lane which becomes Drivers Lane. Drive into the one way section and take the second right into Macadam Way, Canny Croft is the second turn 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 Freehold

The property is freehold and the council tax is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed door to the;

Porch

A floor cupboard houses the electric meter and fuse box. A door opens to the;

Living Room 15'9 x 13'2 (4.80m x 4.01m)

An open staircase leads to the first floor with a cupboard below. There is a double radiator, a TV lead, a satellite lead and a uPVC double glazed window to the front. A door opens to the;



Kitchen 7'6 x 13'1 (2.29m x 3.99m)

Fitted with a range of cream shaker style units and a wood effect work surface incorporating a 1 1/2 bowl stainless steel single drainer sink with mixer tap and a marine board splash back. There is a built in mid height electric oven, a ceramic hob with extractor hood, an integral fridge freezer and plumbing for a washing machine. The ceiling has recessed down lights and there is a double radiator and a uPVC double glazed window and door face to the rear.



First Floor-Landing

A ceiling trap with drop down ladder gives access to the part boarded and insulated roof space with a light.

Bedroom One 12'6 x 9'10 (3.81m x 3.00m)

A uPVC double glazed window to the front gives a view across Penrith to the Lakeland fells. A recessed wardrobe gives hanging and shelf space and there is a single radiator.



Bedroom Two 10'9 x 6'7 (3.28m x 2.01m)

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



Bathroom 6'6 x 6'3 (1.98m x 1.91m)

Fitted with a toilet, a wash basin and a bath with an electric shower over and tiling around. There is a single radiator and uPVC double glazed window to the rear.



Outside

To the front of the house is a lawned garden with flower and shrub borders and a picket fence around.



A driveway to the side of the house allows off road parking for up to four cars.

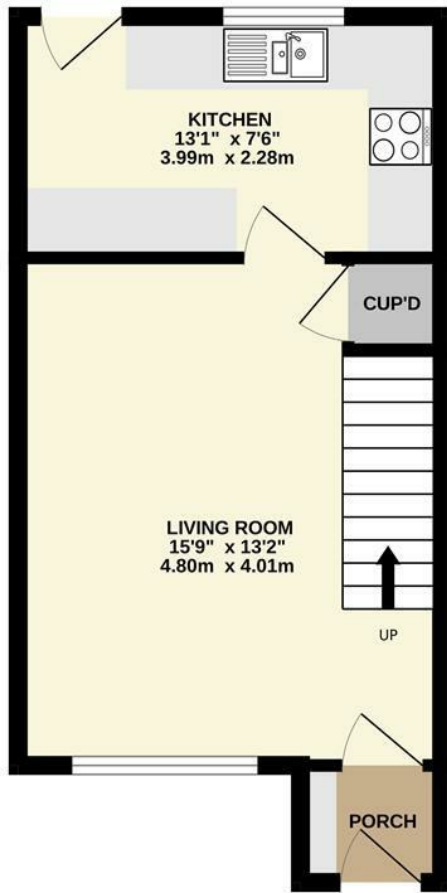
The rear garden is on two levels, the lower being flagged with a greenhouse and a garden shed.



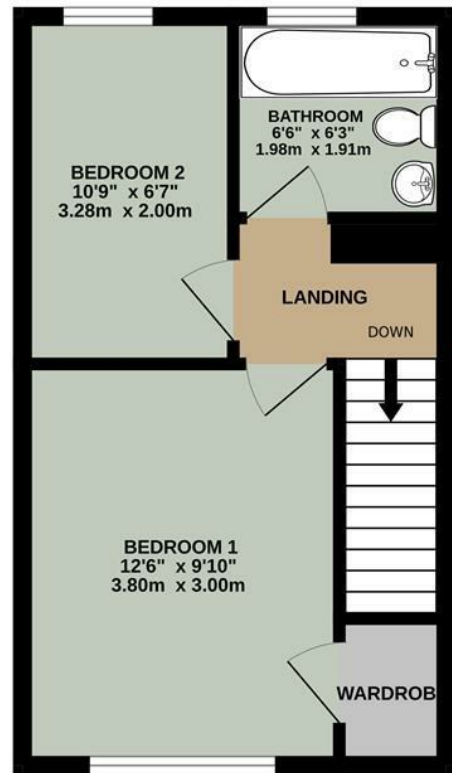
Steps lead up to a small lawned area onto a wildlife shrub section.



GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.

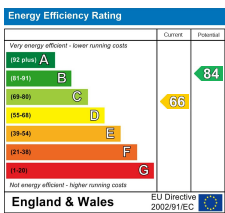


1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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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