

**WILKES
GREEN
HILL**

Residential
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70 Raiselands Croft, Penrith, CA11 9JL



- **Spacious Mid Terraced Family Home**
- **Situated Toward the Head of a Cul-de-Sac**
- **Living Room, Dining Kitchen + WC**
- **4 Bedrooms + First Floor Bathroom**
- **Off Road Parking + Enclosed Rear Garden**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - A. EPC - D**

Price £180,000

Positioned towards the head of a cul-de-sac, 70 Raiselands Croft is a spacious mid terraced family home with accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Side Lobby, WC, Landing, 4 Bedrooms and a Bathroom.

Outside there is Off Road Parking for 2 to 3 Cars and a Passageway leading to an Enclosed Rear Garden.

70 Raiselands Croft also benefits from uPVC Double Glazing and Gas Central Heating

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 and then take the second left, number 70 is on the right.

Amenities Penrith

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 A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through a double glazed window to the;

Hall

Having a single radiator, stairs to the first floor and a door to the;

Living Room 13'2 x 13'11 (4.01m x 4.24m)

Having a double radiator, a TV aerial and satellite lead and a large uPVC double glazed window to the front. A door opens to the;



Kitchen 8'11 x 13'11 (2.72m x 4.24m)

Fitted with wood effect fronted shaker style units and a stone effect worksurface incorporating one and a half bowl single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker, plumbing for a washing machine, space for a tumble dryer and an upright fridge freezer. One of the units houses a Baxi condensing combi boiler providing the hot water and central heating. A uPVC double glazed window faces to the rear, a door opens to the understairs store and a door opens to the;



Side Lobby

A recessed airing cupboard has a single radiator and shelves. A part glazed door opens to the side passage and a door opens to the;

WC

Fitted with a toilet and having a uPVC double glazed window.

First Floor-Landing

A ceiling trap gives access to the roof space;

Bedroom One 9'9 x 10'1 (2.97m x 3.07m)

There is a double radiator and two uPVC double glazed windows to the front.



Bedroom Two 10'3 x 8'1 (3.12m x 2.46m)

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



Bedroom Three 11' x 5'7 + recess (3.35m x 1.70m + recess)

There is a double radiator and two uPVC double glazed windows to the front.



Bedroom Four 8'6 x 7'9 (2.59m x 2.36m)

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

**Bathroom 8'5 x 4'5 (2.57m x 1.35m)**

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

**Outside**

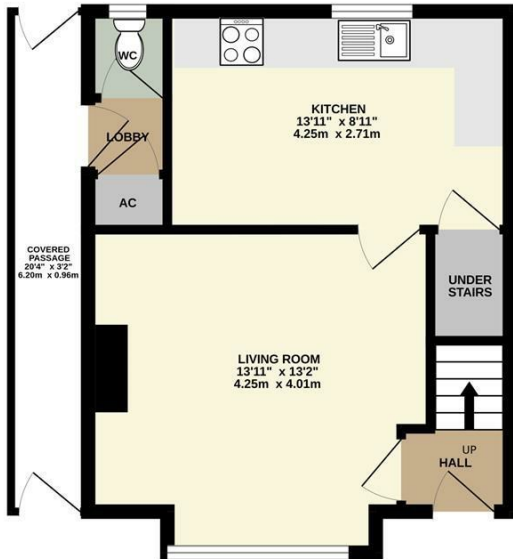
The forecourt has been paved to allow off-road parking for two to three cars.

A passageway to the side leads to the rear.

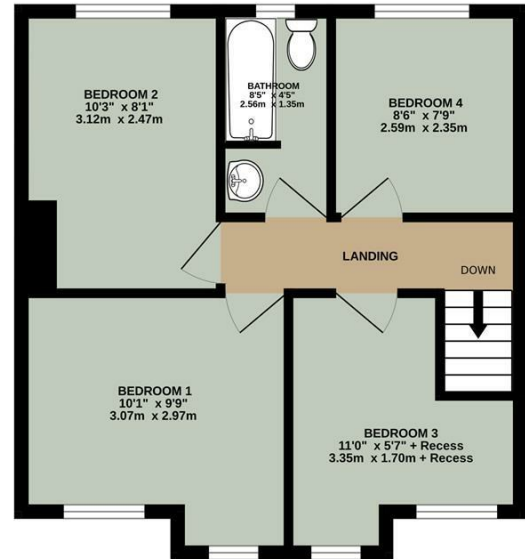
The rear garden is laid mainly to grass. with a flagged patio across the width of the house



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

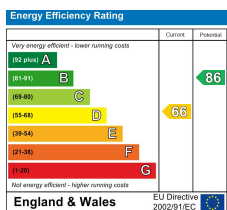


1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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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

