



43 Croft Avenue, Penrith, CA11 7RG.

Guide Price £280,000

PFK

43 Croft Avenue

Penrith

This well presented three bedroom semi detached house offers an inviting blend of modern style and homely comfort. The entrance hall leads you into the living room with charming fireplace, remote control gas fire and a large bay window to the front elevation creating a perfect space to relax or entertain. The modern dining kitchen offers a great space for the family gatherings and day to day living.

Upstairs, three well proportioned bedrooms with both the front and rear double bedrooms benefitting from large windows allowing plenty of natural light. The contemporary bathroom is finished with modern fittings. Additional features include front and rear gardens along with a driveway providing parking.

This property is thoughtfully designed for family living and situated close to Penrith town centre with its shops, schools and transport links.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





43 Croft Avenue

Penrith

Croft Avenue is conveniently located in the much sought after New Streets Conservation Area, close to Penrith town centre with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities in the town, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

Directions

43 Croft Avenue can be located using the postcode CA11 7RG or alternatively by using What3Words: [///sketch.piglet.hazel](https://www.what3words.com/sketch-piglet-hazel)

Services

Mains water, drainage, electricity and gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



ACCOMMODATION

Ground Floor

Entrance Hall

Living Room

12' 8" x 11' 10" (3.86m x 3.61m)

Dining Kitchen

12' 4" x 22' 8" (3.75m x 6.92m) **Please Note:** the Stoves oven, extractor and the wine fridge are not included in the sale and may be purchased by separate negotiation.

First Floor

Landing

6' 10" x 9' 4" (2.08m x 2.84m)

Bedroom 1 (rear)

14' 5" x 11' 3" (4.40m x 3.44m)

Bedroom 2 (front)

14' 1" x 11' 3" (4.28m x 3.43m)

Bedroom 3 (front)

7' 9" x 6' 10" (2.36m x 2.08m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.95m)

Outside:

Driveway: Providing parking.

Garden: Garden areas to both the front and rear of the property.





Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee :
 Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





PFK Estate Agents

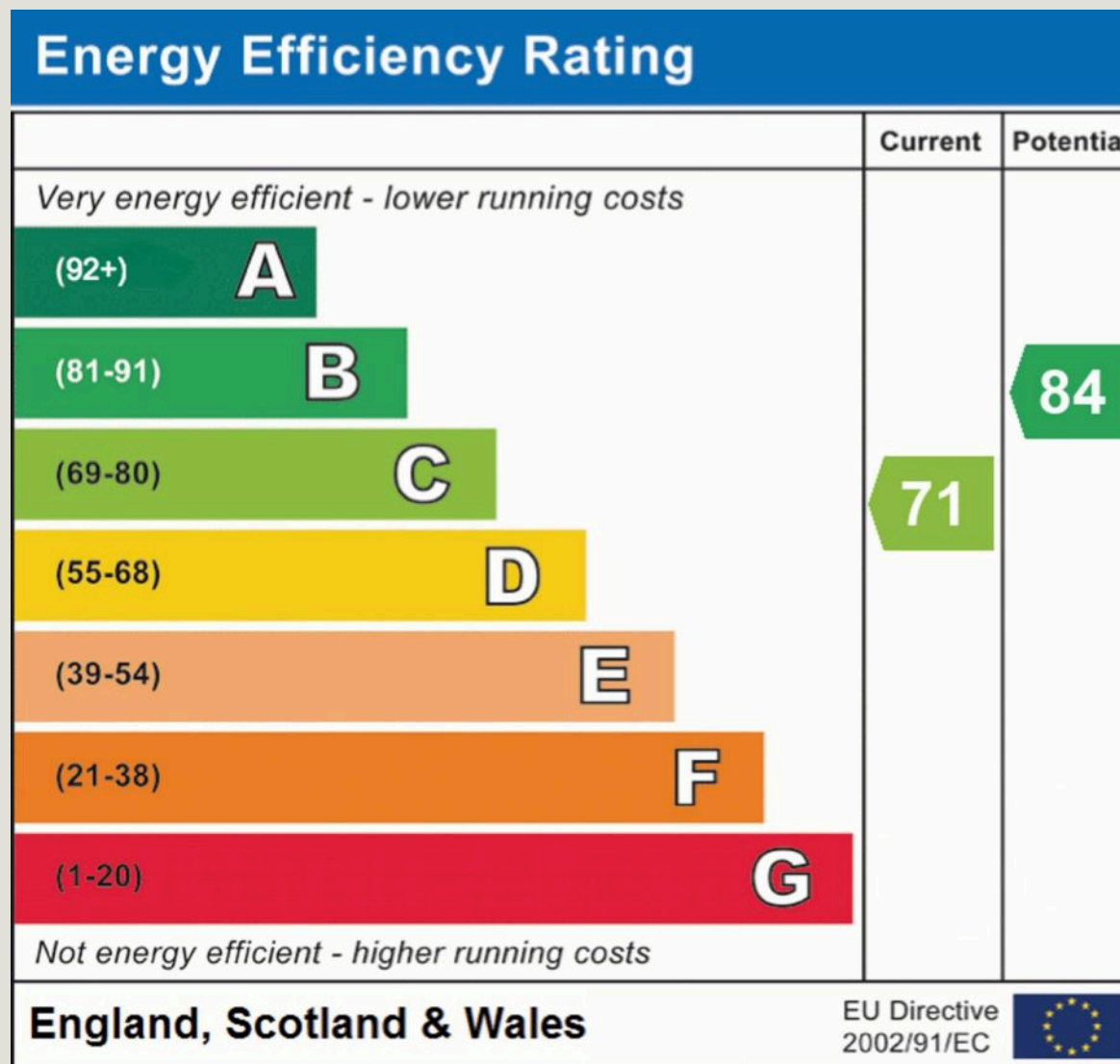
9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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