



93 Raiselands Croft, Penrith, CA11 9JN

Guide Price **£195,000**

PFK

93 Raiselands Croft

The property & location:

93 Raiselands Croft is an exciting new addition to the market, a larger than average three bedroom end of terrace house, and we think with much more than you could dream possible to be on offer at this price!

Would you like a large south facing garden, open views over the communal green, a separate workshop, a separate utility room, a large covered patio seating area providing a fabulous year round relaxing and entertaining space, a downstairs WC, large lounge / diner, large breakfast kitchen, three well proportioned bedrooms, plenty of built in storage, a spacious and very private front garden complete with it's own 'stream' water feature and pond and two coal shed/stores that offer scope for a project to make better use of them?

Located in a popular residential location within easy walking distance of the town centre, does this property deliver on your new home wish list, and then some?!

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.



ACCOMODATION

Entrance

Entrance Hall

Cloakroom WC

6' 5" x 2' 8" (1.95m x 0.81m)

Breakfast Kitchen

10' 9" x 10' 6" (3.28m x 3.20m)

Lounge / Dining

17' 2" x 12' 4" (5.22m x 3.75m)

FIRST FLOOR

Landing

Bedroom 1

10' 10" x 10' 4" (3.29m x 3.16m)

Bedroom 2

12' 3" x 8' 10" (3.73m x 2.69m)

Bedroom 3

9' 1" x 8' 0" (2.78m x 2.43m)

Bathroom

6' 11" x 6' 0" (2.12m x 1.84m)

EXTERNALLY

Utility Room

9' 1" x 5' 5" (2.76m x 1.64m)

Accessed by exiting the French doors from the kitchen which lead out to the covered patio / seating area, immediately to the right is a useful storage area for recycling etc. and the door into the utility room.

Garden Workshop

9' 3" x 9' 1" (2.81m x 2.78m)

Located in the front garden of the property is this useful workshop space.





Front Garden

The property is the end terrace in a row of three, with pedestrian access via footpath, 93 is the end gate and leads into a private and enclosed mature front garden with a 'stream' water feature and pond, two coal shed/stores, garden workshop and access around the side of the property to the rear garden.

Rear Patio

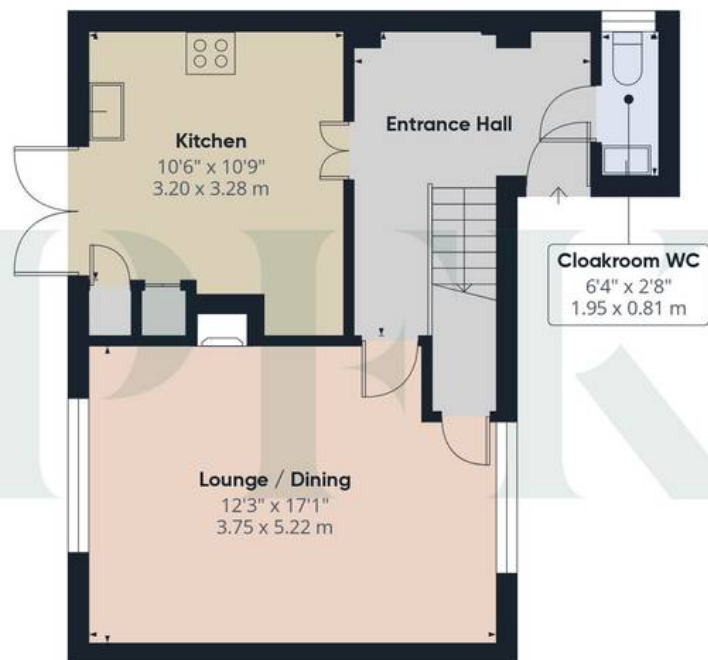
To the rear of the property is a large south facing patio area which has been covered for year round use and is a wonderfully private space that opens into the rear garden.

Rear Garden

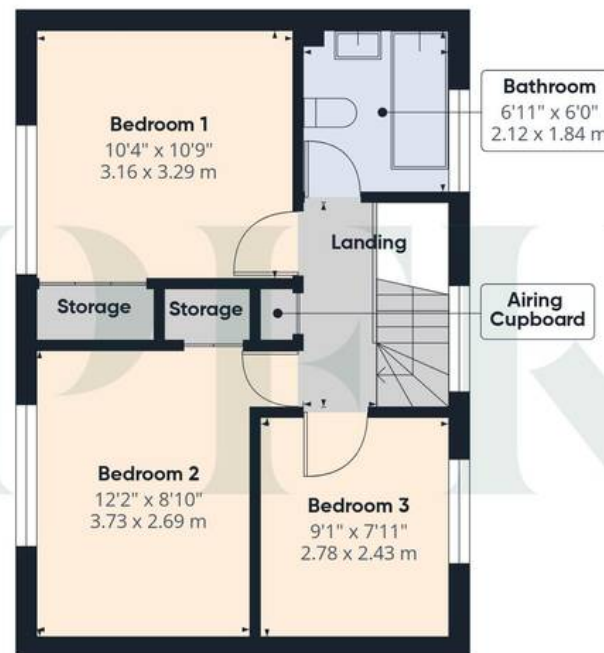
The south facing rear garden is mainly laid to lawn with mature shrubs and trees and vegetable plot, the westerly aspect has open views over the two adjoining communal green areas.

PARKING - On street





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

979 ft²

90.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

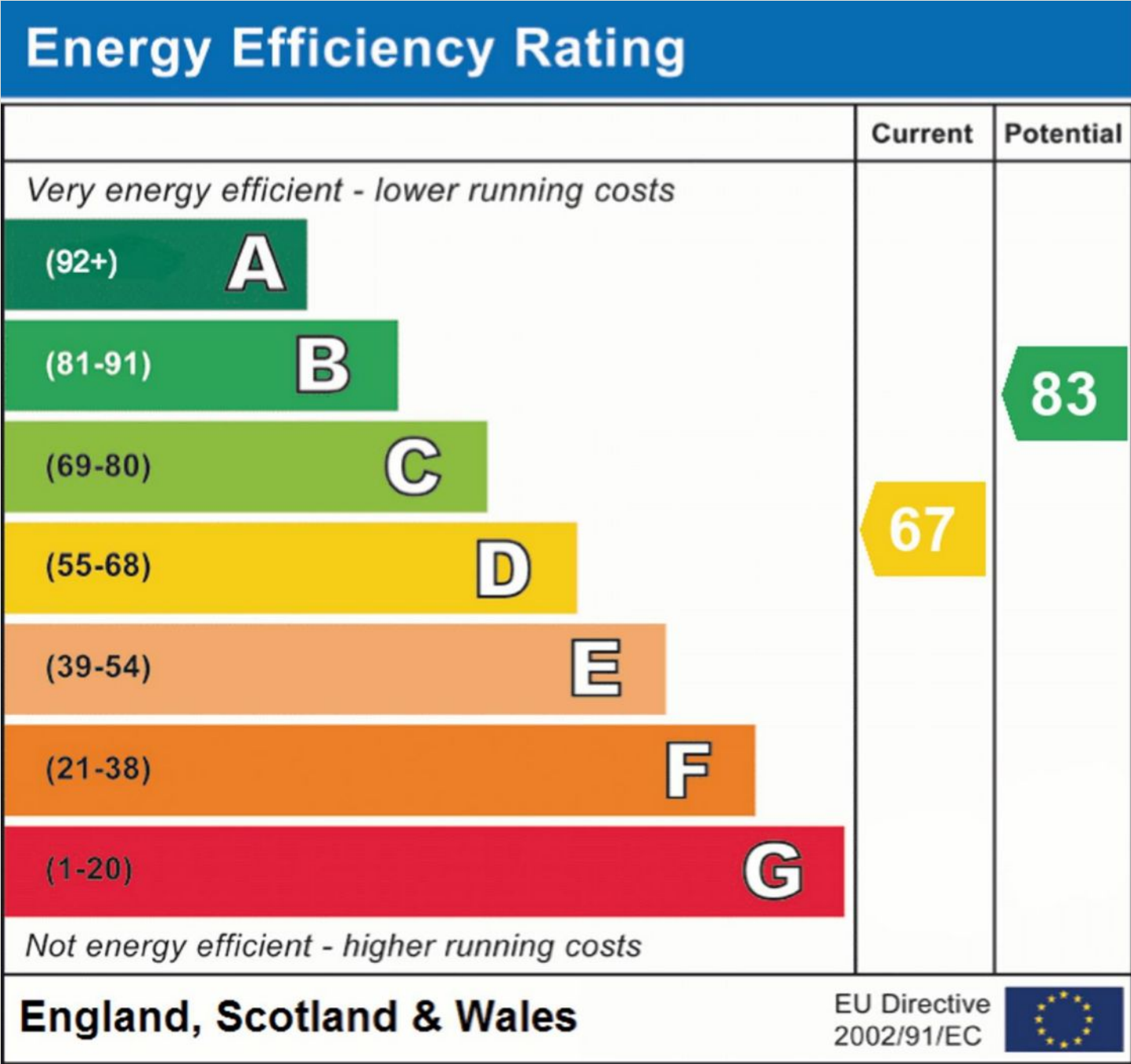
93 Raiselands Croft can be located with the postcode CA11 9JN and identified by a PFK For Sale board. Alternatively by using What3Words: ///statue.youth.sparkles

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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