



42 Croft Avenue, Penrith, CA11 7RQ

Guide Price £250,000

PFK

42 Croft Avenue

The Property:

A spacious **three bedroom semi detached family home** situated in a popular residential area of Penrith, offering generous accommodation, offroad parking and a good sized rear garden. The property is **ready for modernisation and offers an excellent opportunity for a new owner to update and personalise the home to their own taste and requirements.** The property is entered via an **entrance hall**, leading to two separate reception rooms. The **front reception room** benefits from a bay window, providing plenty of natural light, while the **rear reception room** features a fireplace and offers a comfortable additional living space. The **kitchen** provides a practical range of fitted units and is complemented by a useful **pantry**.

To the first floor are **two good sized double bedrooms**, both benefiting from built in wardrobes, together with a **third single bedroom** and a modern **shower room**.

Externally, the property benefits from a **private driveway providing offroad parking and access to a single garage.** To the rear is a good sized garden which has been partially landscaped, incorporating **flower beds and areas of AstroTurf**, creating a low maintenance outdoor space ideal for families and entertaining.

With its **well proportioned accommodation, generous garden and scope for modernisation**, 42 Croft Avenue represents an exciting opportunity for buyers looking for a family home they can improve and make their own, all within a convenient Penrith location.





42 Croft Avenue

Location & Directions:

Croft Avenue is situated within a popular residential area of Penrith, a historic market town offering a wide range of local amenities including shops, supermarkets, cafés, restaurants, schools and leisure facilities. The town provides excellent transport links, with Penrith railway station offering regular mainline services and easy access to the M6 motorway. The property is also ideally placed for enjoying the surrounding Eden valley and Lake District, with beautiful countryside and a wealth of outdoor pursuits close by.

Directions

42 Croft Avenue can be located using the postcode CA11 7RQ or by using What3Words:///enacts.drape.servicing



- Semi-detached home
- 3 bedrooms
- 2 reception rooms
- Driveway parking & garage
- EPC rating D
- Tenure: Freehold
- Council Tax: Band C

ACCOMMODATION

Hallway

11' 11" x 5' 9" (3.62m x 1.76m)

Living Room

13' 4" x 11' 9" (4.06m x 3.58m)

Dining Room

13' 10" x 13' 8" (4.22m x 4.17m)

Kitchen

17' 9" x 7' 7" (5.41m x 2.32m)

Landing

9' 1" x 3' 10" (2.76m x 1.18m)

Bedroom 1

12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom 2

14' 0" x 8' 6" (4.26m x 2.58m)

Bedroom 3

8' 2" x 6' 9" (2.48m x 2.07m)

Bathroom

6' 8" x 5' 9" (2.02m x 1.75m)



EXTERNALLY

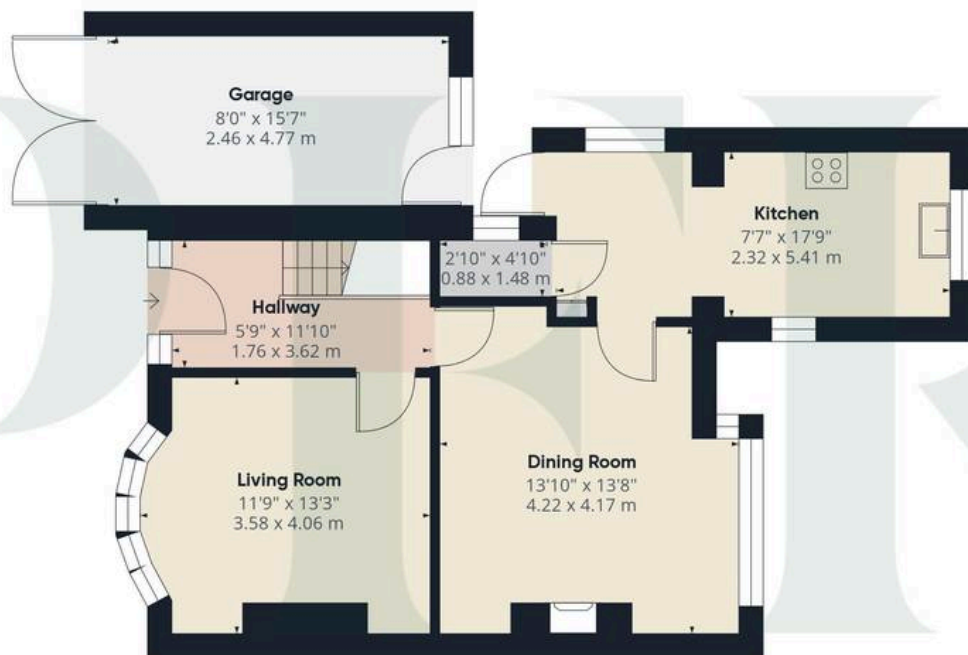
Garage

15' 8" x 8' 1" (4.77m x 2.46m)

Off street parking.





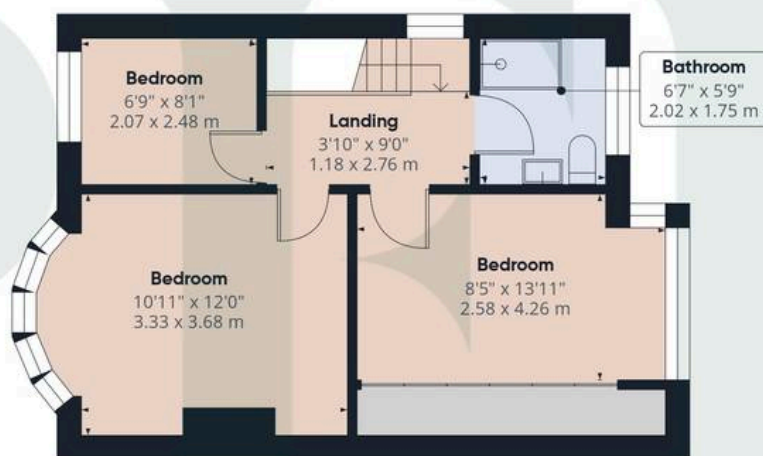


Floor 0

Approximate total area⁽¹⁾

1096 ft²

101.9 m²



Floor 1

(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.

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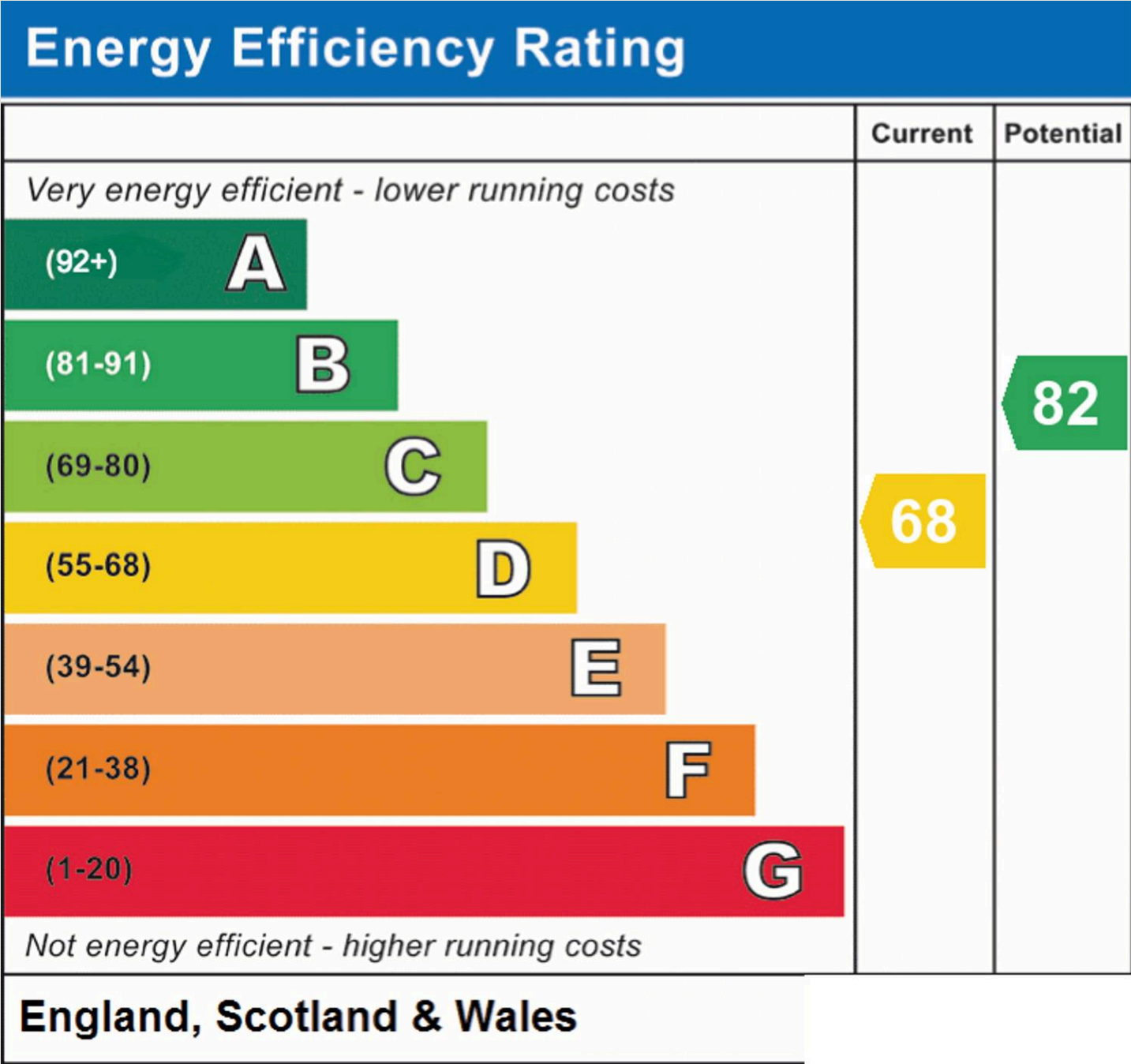
ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

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.





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