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Residential
Estate Agents
Letting Agents

8 Croft Avenue, Penrith, CA11 7RF

- **Handsome Edwardian Villa Style Mid Terrace House**
- **Desirable and Convenient Location Close to Penrith Town Centre**
- **Living Room, Dining Room, Kitchen, Rear Lobby + WC**
- **3 Bedrooms + Shower Room**
- **Forecourt Garden, Attractive Enclosed Rear Garden + Garage**
- **uPVC Double Glazing + Gas Central Heating**
- **Resident Permit Parking Available**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

Asking price £225,000

Located in a desirable and level location, just half a kilometre from Penrith town centre, 8 Croft Avenue is an attractive Edwardian style of mid terraced home, offering comfortable and characterful accommodation comprising; Entrance Hall, Living Room, Dining Room, Rear Lobby, WC, Landing, Three Bedrooms and a Shower Room.

There is a Forecourt Garden and a delightful enclosed Rear Garden with a patio and a wide variety of mature shrubs and flowers helping to give a good level of privacy. Resident Permit Parking is available through the council and accessed from an unmade lane to the rear is a Garage.

This lovely home also benefits from uPVC Double Glazing and Gas Central Heating.

Location
From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane. Follow the road over the next mini roundabout at the bottom of Wordsworth Street and take the next right turn, into Croft Avenue. Number 8 is on the right.

Amenities
Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services
Mains water, drainage, gas and electricity are connected to the property.

Tenure
The property is freehold and the council tax is band C

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through an original panel door with patterned, leaded glass insets to the;

Hallway
Stairs lead to the first floor with painted handrail, spindles and panelled cupboard below. The flooring is laminate and there is a picture rail around, a single radiator and painted original panelled doors lead off to the dining room and;

Living Room 14'7 in to bay x 10'2 (4.45m in to bay x 3.10m)

There is a feature fireplace with a quartz composite hearth and back, a wood surround and having a gas supply for a gas fire. A picture rail runs around the room, the flooring is laminate and there is a double radiator and a TV aerial point.

Dining Room 11'4 x 16'3 (3.45m x 4.95m)

Having a feature fireplace with a marble back and a painted wood surround, a picture rail around the room and laminate flooring. There is a double radiator, a recessed bookcase below the stairs and a large sliding patio door with side window opens to the rear garden. A painted original panelled door opens to the;

Kitchen 12'8 x 6'11 (3.86m x 2.11m)

Having a base unit with wood block effect worksurface incorporating a stainless steel single drainer sink. There is a gas cooker point and below the counter there is plumbing for a washing machine and dishwasher. On the opposite side of the kitchen is a pine floor cupboard with wood block effect worksurface and plate rack above. There is a recess suitable for a upright fridge freezer, two built in shelved cupboards, one housing the electric meter and MCB consumer unit, two uPVC double glazed windows face to the side and the door opens to the;

Rear Lobby

Having a built-in wall cupboard, a uPVC double glazed door to the side and a sliding door to the;

WC

Fitted with a toilet, a wash basin and a single radiator. There is a built-in shelf cupboard and a small uPVC double glazed window.

First Floor - Landing

A ceiling trap with drop-down ladder gives access to the insulated roof space.

Bedroom One 11'6 x 8'11 + wardrobes (3.51m x 2.72m + wardrobes)

Having a built-in wardrobe which also houses the Worcester gas fired combination condensing boiler providing the hot water and central heating. There is a further recessed shelved cupboard, a single radiator and a uPVC double glazed window to the rear overlooking the garden.

Bedroom Two 12'3 x 7'8 + wardrobes (3.73m x 2.34m + wardrobes)

There is a recessed shelved linen cupboard and a built-in wardrobe with oak panelled doors providing hanging and drawer storage. A uPVC double glazed window faces to the front and there is a single radiator.

Bedroom Three 8'4 x 6'11 (2.54m x 2.11m)

With built-in bookcases to two sides, a double radiator and a uPVC double glazed window to the front.

Shower Room 6' x 5'8 (1.83m x 1.73m)

Fitted with a quadrant shower enclosure having a two-head mains fed shower over and marine boarding to two sides. The toilet and wash basin are set in a vanity unit with storage cupboards and a concealed cistern. There is an extractor fan, a single radiator and a uPVC double glazed window to the rear.

Outside

The forecourt garden has been largely given over to gravel interspersed with low lying shrubs. There is a low brick wall to the front boundary and the gate from the pavement with a footpath to the front door.

To the rear of the house there is a flagged area by the dining room and kitchen doors which leads to an attractive rear garden with a flagged patio and path through well stocked flower and shrub beds leading to the;

Garage 18'1 x 8'10 (5.51m x 2.69m)

Accessed from a unmade lane to the rear of Croft Avenue and being a concrete sectional building with a manual roller vehicle door and a door opening in into the garden.

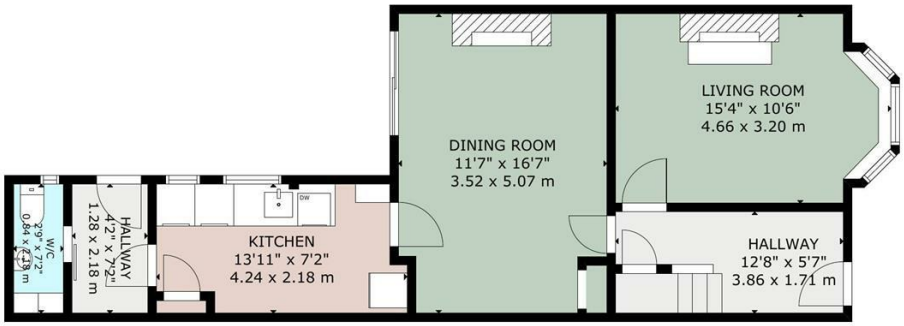
Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

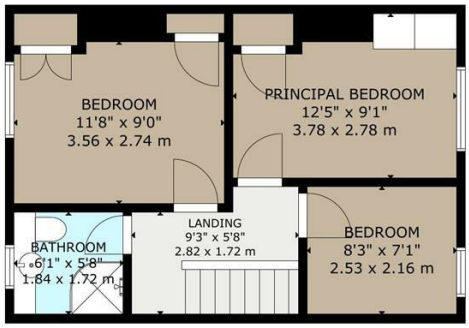
A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

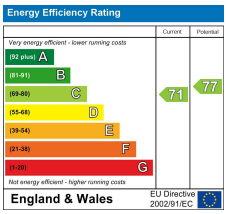


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 92 m²/990 sq ft
FLOOR 1: 54 m²/580 sq ft, FLOOR 2: 38 m²/410 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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