



## Penrith

£235,000

39 Rydal Crescent, Penrith, Cumbria , CA11 8PL

Welcome to this 3/4 bedroom semi detached house which is a hidden gem brimming with potential. While the house requires some modernisation, it presents a unique opportunity to personalise every detail to your liking. Whether you're looking to create a contemporary family home or a stylish retreat, the possibilities are endless, with the added benefit of no onward chain to delay your plans.

A lean-to leads conveniently to the workshop/ utility room, while the driveway and garage provide ample parking and storage solutions. Perfectly situated close to local schools, amenities and excellent transport links, this home offers the perfect balance of convenience and tranquillity.

### Quick Overview

3/4 Bedroom semi detached house

Kitchen/ dining room

Living room

In need of some modernisation

No onward chain

Close to local amenities and schools

Driveway

Garage

Gardens

Ultrafast broadband available



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Ultrafast  
broadband  
available



Garage &  
drive way

Property Reference: P0525



Kitchen/ dining room



Living Room



Garden



Aerial View

Stepping into the home, on your left is the living room, a space bathed in natural light from the double glazed window overlooking the front aspect, providing fell views in the distance. Featuring a gas fire with a surround, this room is perfect for relaxation and family gatherings. French doors seamlessly connect the living room to the kitchen/ dining room, creating a fluid space ideal for entertaining. The kitchen/ dining room is a blank canvas and is ready for you to transform it into the culinary hub of your dreams. Ample worktop space ensures you have plenty of room for meal preparation, while the extensive base units provide generous storage for all your kitchen essentials. The kitchen comprises of, stainless steel sink with hot and cold taps, cooker, with space for a fridge. A convenient pantry offers additional space for all your essentials. Two double glazed windows to the rear aspect bathe the room in natural light. From here, there is access to the integral garage, which leads onto the lean to, utility room and rear garden.

Upstairs, Bedroom 1 is a good sized double room with a storage cupboard housing the hot water tank, while wall cupboards provide additional storage. A double glazed window offers a front aspect view, framing the distant fells in the distance. Bedroom 2 is a double bedroom with fitted wardrobes. Double glazed window to front aspect. Bedroom 3 is another double bedroom with double glazed window to rear aspect. The fourth room could be utilised as a nursery/ home office, however currently features a worktop, base units and shelving. The three piece bathroom comprises of, bath, WC and basin with hot and cold taps. Double glazed window to rear aspect. Additionally, adjacent to the bathroom is a shower room with small storage cupboard.

The home boasts a low maintenance front garden, perfect for those who desire a touch of nature without the upkeep and is complemented with a wooden fence and brick wall boundary. The garden is thoughtfully designed with chipped stones, a single tree and shrubbery adding texture and character. The driveway provides ample off-street parking, ensuring ease and accessibility for you and your guests. The rear garden is a vibrant tapestry of greenery, bustling with a variety of shrubs and trees of various sizes. For those with a green thumb, the dedicated vegetable patch is a delightful feature. Imagine harvesting your own fresh produce, right from your garden to your table. Enclosed by a wooden fence, this large outdoor space offers both privacy and a canvas for your gardening dreams.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ dining room

8' 6" x 16' 5" (2.59m x 5m)

Living Room

13' 5" x 13' 1" (4.09m x 3.99m)

Workshop/ Utility

15' 5" x 9' 2" (4.7m x 2.79m)

### Garage

21' 0" x 9' 2" (6.4m x 2.79m)

### First Floor

#### Bedroom One

16' 1" x 9' 2" (4.9m x 2.79m)

#### Bedroom Two

11' 10" x 9' 10" (3.61m x 3m)

#### Bedroom Three

9' 10" x 9' 10" (3m x 3m)

#### Nursery/ Home Office

6' 8" x 6' 3" (2.03m x 1.91m)

#### Bathroom

#### Shower Room

#### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band C

Westmorland & Fumess Council

#### Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

#### Unregistered Land

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion

#### Energy Performance Certificate

Band E

The full Energy Performance Certificate is available on our website and also at any of our offices

#### Directions

From Penrith turn left onto Brunswick Rd/A592. At the roundabout, take the 2nd exit onto Cromwell Rd/A592. At the next roundabout, turn right onto Ullswater Rd/A592. Follow Clifford Road to Rydal Crecent. The property will be on the right hand side

#### What3words Location

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#### Viewings

Strictly by appointment with Hackney & Leigh

#### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT)



Bedroom One



Bedroom Two



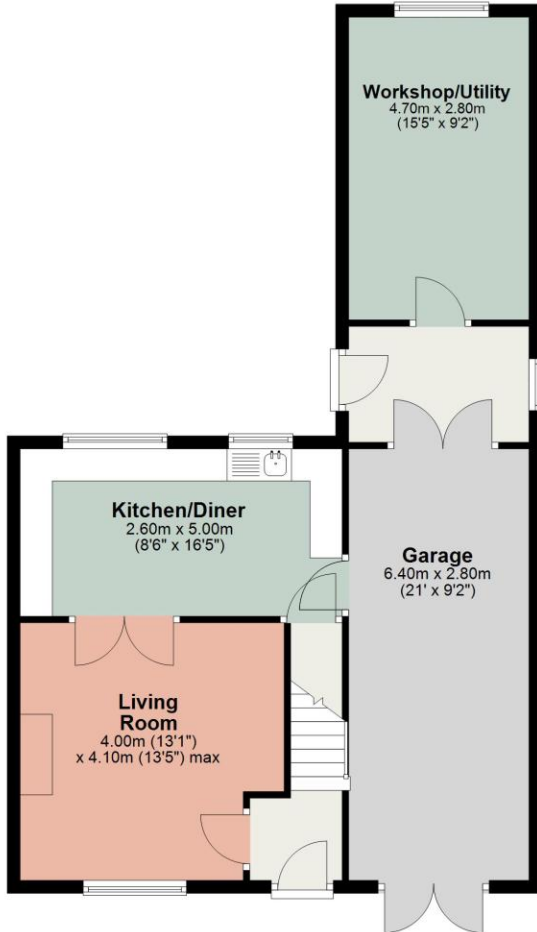
Bedroom Three



Bathroom

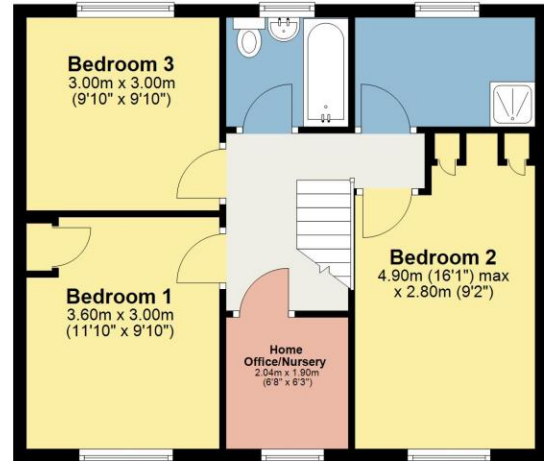
### Ground Floor

Approx. 70.9 sq. metres (762.6 sq. feet)



### First Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

**39 Rydal Crescent, Penrith**

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