

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

65 Croft Avenue, Penrith, CA11 7RL



- **Popular Style of Semi Detached Family Home in a Desirable Location**
- **Views Across Penrith to the Lakeland Fells**
- **Large Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room + WC**
- **4 Bedrooms, Shower Room + Extra WC**
- **Off Road Parking, Garage + Car Port Suitable for a Motorhome/Caravan**
- **Generous Rear Garden with a Westerly Aspect and View to the Fells**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC - TBC**

Asking price £375,000

Set towards the top of the ever popular Croft Avenue and benefitting from the fine views across Penrith to the Lakeland fells, number 65 is one of the few original 4 bedroomed semi detached homes, which offers excellent space, both inside and out. The accommodation comprises; a large Hallway, Living Room, Dining Room, Kitchen with Pantry, Utility Room, Rear Lobby and WC to the ground floor. To the first floor there is; Landing, 4 Bedrooms, a Shower Room and a further WC.

Outside there is an attractive Front Garden with Off Road Parking for 3 cars, including a Car Port which is high enough for a caravan or motorhome and there is a Garage. To the rear is a generous Garden with a Patio by the house. The garden has a westerly aspect, enjoying the afternoon and evening sun as well as the fantastic views to the fells.

This handsome family home also has the benefit of uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

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. Drive up Croft Avenue and number 65 is before the T-junction on the left.

The what3words position is; multiply.failed.forget

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 Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the:

Hallway 16'7 x 7'11 (5.05m x 2.41m)

Stairs lead off to the first floor with a cupboard below. There is a single radiator, a telecoms point and a picture rail around. Oak period style doors lead off to the kitchen, dining room and:



Living Room 12'10 x 12'9 +bay (3.91m x 3.89m +bay)

uPVC double glazed curved bay window faces to the front and there is a living flame gas fire set in a marble hearth and back with an ornate wood surround. There is a single radiator, a TV aerial point and a BT telecoms point.



Dining Room 14'6 x 12'9 max (4.42m x 3.89m max)

There is a wall mounted living flame gas fire with built in cupboards to one side of the chimney breast and there are further built in oak cupboards on the opposite side. There is a single radiator and uPVC double glazed windows and patio door doors face out to the rear garden.



Kitchen 9' x 10'10

Fitted with a range of white shaker style wall and base units and a granite effect works surface incorporating a composite one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in mid height electric oven with combination microwave above, an induction hob with glass splashback and stainless steel extractor hood above and an integrated larder fridge. There is a kickboard convector radiator, a uPVC double glazed window looking out over the rear garden and a sliding door opens to the shelved larder. A door opens to the:



Utility Room 9' x 6'7 (2.74m x 2.01m)

Having plumbing for a washing machine and a dishwasher, space for a tumble dryer and for an upright fridge freezer. The floor is ceramic tiled, there is a single radiator and a uPVC window to the side. A part glazed door opens to the rear porch and a painted original panel door opens to a second pantry with stone cold shelf which also houses a Valliant condensing boiler providing the hot water and central heating.

Rear Porch

Having a uPVC double glazed window and door opening to the garden and a painted plank door to the;

WC

Fitted with a toilet and having a small uPVC double glazed window.

First Floor-Landing

There is a recessed cupboard above the stairwell and a ceiling trap with drop down ladder to the loft space. A uPVC double glazed window gives natural light and doors lead off to the bedrooms, bathroom and WC.



Bedroom One 12'11 x 11'8 (3.94m x 3.56m)

A uPVC double glazed curved bay window faces to the front. There is a narrow original built-in wardrobe with painted panel door and further built in wardrobes with hanging and shelf space. There is a single radiator.

**Bedroom Two 15'4 x 12'11 (4.67m x 3.94m)**

A uPVC double glazed window to the rear looks out across the gardens and the rooftops of Penrith to the surrounding countryside and Blencathra. There is an original built in wardrobe with painted panel door and further built in wardrobes with hanging and shelf space. To one corner a wash basin is set in a cabinet and there is a single radiator.

**Bedroom Three 13'8 x 8'4 (4.17m x 2.54m)**

Having a single radiator and a uPVC double glazed window to the front.



Bedroom Four 7'4 x 7'11 (2.24m x 2.41m)

uPVC double glazed window faces to the front and there is a single radiator.

Shower Room 8'6 x 7'8 (2.59m x 2.34m)

Fitted with a contemporary wash basin and toilet set in a vanity unit with a concealed cistern and a storage cabinet. A large shower enclosure, with marine board to two sides, has a mains fed twin head shower with rainwater and hand held showers. A built-in cupboard to one corner houses the hot water tank and shelves. The remaining walls are part marine boarded, there is a single radiator, an extractor fan and a uPVC double glazed window to the rear.

**WC**

Fitted with a toilet and having a small uPVC double glazed window.

To the front of the house is an attractive garden with a central lawn and well stocked flower and shrub orders.

There is a part paved and part concrete off-road parking space for up to three cars and also leading to the;

**Garage 14'5 x 7'9 (4.39m x 2.36m)**

Having double doors, a light and power point.

A gate between a shed and the garage opens to the rear garden.

Across the rear of the house is a large patio area which extends to a generous garden, mainly to lawn with central pathway through and borders to either side.

At the bottom of the garden there is a garden shed.



The garden has a South Westerly aspect and therefore enjoys high levels of direct sun in the afternoon and evening as well as benefiting from the fine views across Penrith to the Lakeland fells.



Referral 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 :

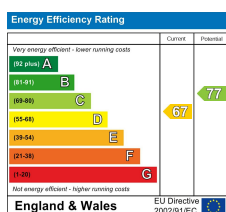
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
TOTAL: 145 m²/1570 sq ft
FLOOR 1: 73 m²/791 sq ft FLOOR 2: 72 m²/779 sq ft
EXCLUDED AREAS: GARAGE: 12 m²/134 sq ft, CARPORT: 13 m²/143 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

