

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

29 Croft Avenue, Penrith, CA11 7RG



- **Ever Popular Style of Linked Semi Detached House**
- **Extended on the Ground Floor to the Rear**
- **Living Room, Dining Room + Breakfast/Day Room**
- **Kitchen, Utility Room, Lobby/Store Room + Cloakroom**
- **3 Bedrooms, First Floor Shower Room + Ground Floor Bedroom with En-Suite Shower Room**
- **Off Road Parking + Enclosed Low Maintenance Rear Garden**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC Rating - D**

Asking price £285,000

Croft Avenue homes have always been popular for the style and location and having been significantly extended on the ground floor to the rear, number 29 has an even greater appeal. The accommodation, in the region of 119 sq m or 1280 sq ft, comprises: Hallway, Dining Room, Living Room, Breakfast Room, Kitchen, Utility Room Cloakroom, Lobby/Store Room, 3 Bedrooms and a Shower Room. Outside there is an attractive Forecourt Garden, Driveway Parking Space leading to an Integral Garage and to the rear is an enclosed low Maintenance Garden with an Ornamental Pond, Greenhouse and Shed. The property also benefits from 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 fork to the left, number 29 is on the left.

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.

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.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Stairs, with painted spindles lead to the first floor and a cupboard below houses the electric meter and fuse box. There is a double radiator, a door to the ground floor bedroom and a multi pane glazed door to the



Dining Room 11'11 x 15'1 (3.63m x 4.60m)

Having a double radiator, a picture rail around and multi pane glazed double doors to the breakfast/day room. There is a broad opening to the;



Living Room 13'9 x 11'11 (4.19m x 3.63m)

A living flame gas fire is set in a marble effect hearth and back with a painted surround. A uPVC double glazed bay window faces to the front, there is a picture rail around, a double radiator and a TV aerial point.



Breakfast/Day Room

The ceiling is sloped with pine panelling and two double glazed Velux roof lights. To one corner is a built in bench seat and there are two wall light points, two arched wall openings to the kitchen, uPVC double glazed doors to the garden, laminate flooring and an open doorway to the;



Kitchen

Fitted with a range of gloss white fronted units and a wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and a tiled splash back. The kitchen is equipped with a built in electric oven, a corner mounted gas hob with an extractor hood above and there is space for a fridge freezer. The ceiling is sloped with pine panelling and a double glazed Velux roof light. A door leads to the;



Utility Room

Having a stainless steel single drainer sink in a base unit and space for an appliance. There is a single radiator, a multi pane glazed door to the lobby and a door to the;

WC

Fitted with a toilet, a wash hand basin with cupboard below and an extractor fan.

Lobby/Store

The wall mounted Worcester gas fired condensing boiler provides the hot water and central heating. There is plumbing for a washing machine and the floor is quarry tiled. A uPVC double glazed window and door face to the rear.

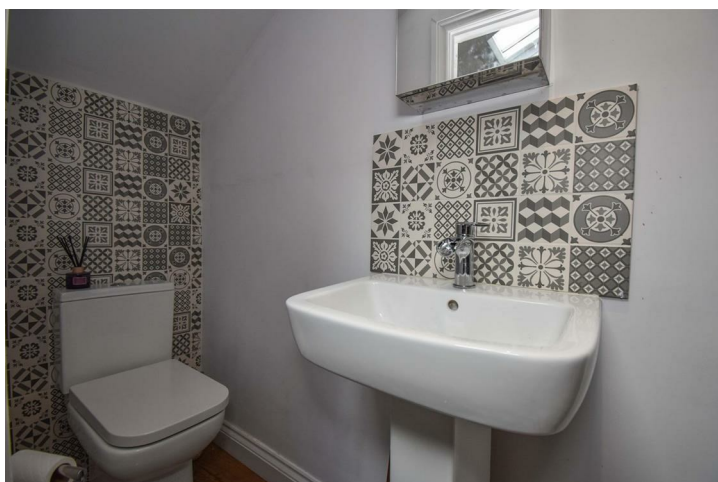
Ground Floor Bedroom 11' x 9' (3.35m x 2.74m)

Having been converted from the garage, the ceiling is sloped with a double glazed Velux roof window with a blackout blind. The flooring is laminate and a door opens to the;



En-Suite 2'6 x 9'11 (0.76m x 3.02m)

Fitted with a contemporary toilet, wash basin and a shower enclosure having a mains fed twin head shower and tiles to three sides. The flooring is laminate and there is an extractor fan.



First Floor - Landing

A uPVC double glazed window provides natural light and a ceiling trap with drop down loft ladder gives access to the insulated and boarded loft space.

Bedroom One 14'4 x 11'1 (4.37m x 3.38m)

Built in wardrobes provide hanging and shelf space. There is a double radiator and a uPVC double glazed bay window to the front.

**Bedroom Two 11'11 x 11'1 (3.63m x 3.38m)**

A built in wardrobe provides hanging, shelf and locker space. There is a double radiator and a uPVC double glazed bay window to the rear.

**Bedroom Three 7'11 x 6'11 (2.41m x 2.11m)**

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



Shower Room 6'5 x 6'9 (1.96m x 2.06m)

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and storage cabinets above and below. The shower enclosure is marine boarded to two sides with a mains fed shower over. The walls are part tiled and there is a heated towel rail and a uPVC double glazed window to the rear.



Outside

The front garden is to gravel with shrubs around. A block paved driveway provides off road parking.



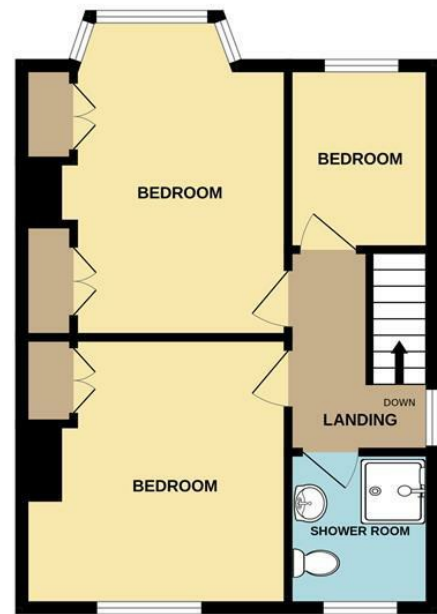
To the rear of the house is an enclosed garden, mainly stone flagged with an ornamental pond, greenhouse with power supply and a small garden shed.



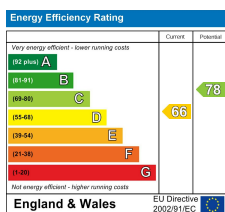
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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