

**WILKES
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Residential
Estate Agents
Letting Agents

18 Croft Avenue, Penrith, CA11 7RQ



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

Asking price £230,000

In a desirable location and convenient for Penrith town centre, 18 Croft Avenue is an elegant and handsome villa style house, being the end of a short terrace of just 3 properties, with accommodation comprising; Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, WC, Landing, 3 Bedrooms and a Shower Room. Outside the Front Garden has been flagged for ease of maintenance and the to the rear there is an attractive Enclosed Garden which also gives a good degree of privacy. 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 right, number 18 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 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.

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

ACCOMMODATION

Entrance

Entrance through a uPVC double glazed door to the;

Hallway

Stairs lead to the first floor with painted spindles, polished handrail and a panelled cupboard below. There is a picture rail around the hallway, wood effect laminate flooring, a single radiator and a telecoms point. Original panelled doors lead off to the dining room and;



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

A uPVC double glazed 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. A picture rail runs around the room, there is a double radiator and a TV lead.



Dining Room 11'4 x 13'1 (3.45m x 3.99m)

The wood effect laminate flooring follows through from the hallway, there is a picture rail around the room, a double radiator and a television lead. A uPVC double glazed window looks out onto the rear garden and stripped panel doors lead off to the kitchen and a walk in understairs cupboard which also houses a wall mounted gas fire condensing combi boiler provides the hot water and central heating.



Kitchen 12'5 x 6'10 (3.78m x 2.08m)

Fitted to two sides with light oak fronted wall and base units and a marble effect worksurface incorporating a modern square stainless steel one and a half bowl sink with mixer tap. There is space for a slot in cooker, an upright fridge freezer and plumbing for a dishwasher. There is a modern wall mounted MCB consumer unit, a double radiator and the uPVC double glazed window and door face to the side. An original panel door opens to the pantry and a pine panel door opens to the:



Laundry/Utility Room 7'5 x 6'9 (2.26m x 2.06m)

Having plumbing for a washing machine and space with vent for a tumble dryer. There is a double radiator and a uPVC double glazed window to the side. To one corner is a partitioned off WC, fitted with a toilet and wash basin.

First Floor-landing

Original panelled doors lead off to the bedrooms and bathroom and a ceiling trap gives access to the roof space.

Bedroom One 12'5 x 9'7 (3.78m x 2.92m)

To one corner are built in wardrobes with hanging, shelf and locker space. There is a feature original cast iron fireplace, a double radiator and a UPVC double glazed window to the front.

**Bedroom Two 11'6 x 8'10 (3.51m x 2.69m)**

There is a feature original cast iron fireplace and to one side of the chimney breast is a built-in airing cupboard with single radiator and shelves. There is a double radiator and a uPVC double glazed window overlooking the rear garden.

**Bedroom Three 8'5 x 7' (2.57m x 2.13m)**

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



Shower Room 5'10'6"1 (1.78m'1.85m)

Fitted with a toilet, a wash basin set in a cabinet and a quadrant shower enclosure with marine board to two sides and a mains fed shower. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window faces to the front.



Outside

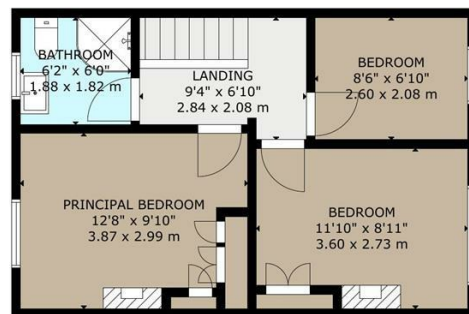
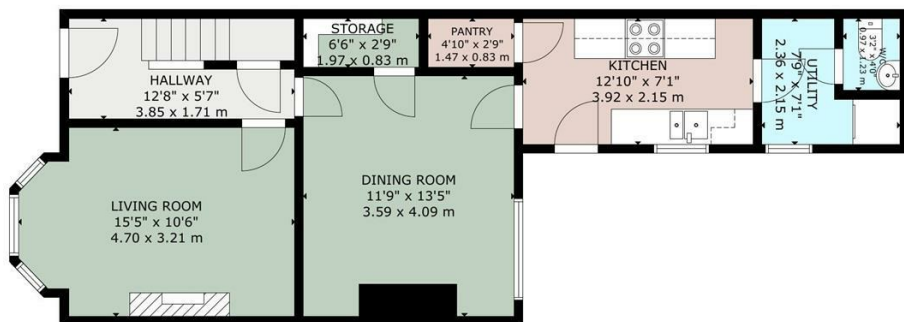
The front garden has been laid to stone flags for ease of maintenance with a fence around and a gate to the roadside. A path and gate to the side lead to the rear garden.



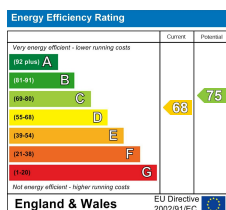
The door from the kitchen opens to a stone flagged patio area which leads to a circular artificial lawn with raised bed around, stocked with a variety of flowers and shrubs.

There is a wooden garden shed and a gate to the rear gives access to the lane.





GROSS INTERNAL AREA
TOTAL: 991 sq ft
FLOOR 1: 584 sq ft, FLOOR 2: 407 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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