WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

34 Croft Avenue, Penrith, CA11 7RQ



- **Desirable Style of Detached Family Home in a Sought After Location**
- **Much Character but in Need of General Updating and Refurbishment**
- **Living Room, Dining Room + Kitchen**
- **Three Bedrooms + Bathroom and Separate WC**
- **Generous Plot with Some Views and a High Degree of Privacy**
- **Large Garage and Workshop, Circa 600 Sq. Ft**
- **Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £320,000

Enjoying an elevated position on the ever desirable Croft Avenue, this detached home offers an excellent opportunity to renovate a classic family home with great potential to extend, owing to the generous site.

The accommodation comprises: Porch, Hallway, Living Room, Dining Room, Breakfast Kitchen, WC, Three Bedrooms, a Bathroom and a separate WC.

The attractive, deep Front Garden sets the house back from the pavement and extends around one side of the house and there is an enclosed Rear Garden, laid mainly to flags and block paving and with a Garden Room and Greenhouse. A rear access lane, across the neighbouring properties, also gives access to a large Double Garage and Workshop.

34 Croft Avenue is a charming and characterful home in a wonderful location, offering a rare chance to create a family home of distinction.

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 34 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.

The council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

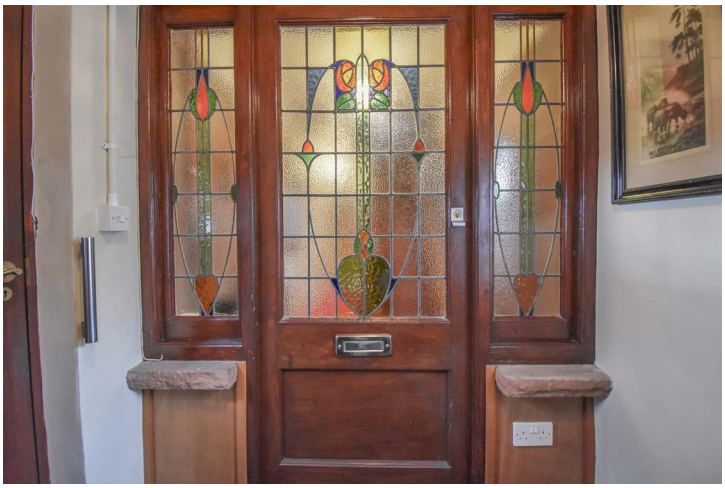
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to 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 fee 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
The entrance is on the right hand side of the house through a hardwood panelled door to the;

Porch 5'9 x 6' (1.75m x 1.83m)
A window faces to the rear and an original panelled door with stained glass windows to each side opens to the;



Hallway 5'11 x 17' (1.80m x 5.18m)
Having oak effect panelling to the walls and a porthole window to the rear with patterned stained glass. Stairs with stripped handrail, spindles and panelling below, lead to the first floor. There is a single radiator, a telephone point and doors off.



Reception Room One 13'4 x 13'5 (4.06m x 4.09m)
Currently used as the dining room and having an open fireplace with tiled heath and surround, currently with fitted gas fire. There is a picture rail around the room, a double radiator and a TV aerial point. A window to the side has leaded glass and a view across Penrith to the Lakeland Fells and a double glazed bow window faces to the front.



Reception Room Two 13'2 x 12'8 (4.01m x 3.86m)

Currently used as the living room and having an open fireplace with tiled hearth and surround. There is a picture rail around the room, a double radiator and a TV aerial point. A double glazed bow window faces to the front.



Kitchen Breakfast Room 19'10 x 9'1 (6.05m x 2.77m)

Fitted with a range of light oak fronted wall and base units with a tiled worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built in electric double oven, a ceramic hob with cooker hood, a dishwasher, space for an upright fridge freezer and plumbing for a washing machine. A stripped original door opens to the under stairs storage which also houses the electric meter and MCB consumer unit. The ceiling is pine panel and there is a double radiator, windows to two sides and a door opening to the garden. To one corner a pine plank door opens to a;





WC

Fitted with a toilet and having a small window.

First Floor – Landing

A double glazed window to the rear provides good natural light and the walls are oak effect panelling. A ceiling trap gives access to the roof space and stripped original doors lead off.



Bedroom One 11'11 x 13'2 + bay (3.63m x 4.01m + bay)

Having a built-in shelved cupboard, a double radiator, a picture rail around and a double glazed bay window to the front enjoying the view across Penrith to the Lakeland Fells.



Bedroom Two 10'11 x 13' + bay (3.33m x 3.96m + bay)

There is a picture rail around the room, a double radiator and double glazed bay window to the front with views across the rooftops of Penrith to the Lakeland Fells around Ullswater and Blencathra.



Bedroom Three 8'4 x 8'5 (2.54m x 2.57m)
There is a single radiator, a picture rail around and a double glazed window to the side.



Shower Room 7'3 x 6' (2.21m x 1.83m)
Fitted with a wash basin and a shower enclosure with a mains fed shower over. The walls are tiled, there is a double radiator and a double glazed window to the side.

A wall mounted gas fired condensing combination boiler provides the hot water and central heating.



WC
Fitted with a contemporary toilet and having a window to the rear.

Outside
There is a brick wall and rock bed to the front boundary with a metal gate opening to a broad flagged path leading to the main entrance.

To the side of the porch a further metal gate gives access to the rear.

Across the front of the house and the left-hand side the garden is laid mainly to lawn dispersed with shrubs and having a mixed holly and hawthorn hedgerow to the side. A further gate opens to the rear.





Across the rear of the house is a large enclosed garden area, laid mainly to blockwork and flags.





A vehicle access is available to the rear of Croft Avenue along a private lane from Drovers Lane which passes over the neighbouring properties and leads to the;



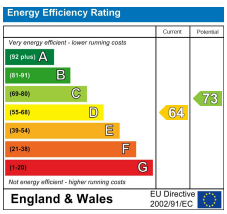
Double Garage + Workshop 21'6 x 17'6 + 12'6 x 21'1 (6.55m x 5.33m + 3.81m x 6.43m)
Having lights, power point and a mechanics pit.



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 2025 was £253.00



GROSS INTERNAL AREA
TOTAL: 123 m²/1,317 sq ft
FLOOR 1: 69 m²/738 sq ft, FLOOR 2: 54 m²/579 sq ft
EXCLUDED AREAS: GARAGE/WORKSHOP: 65 m²/699 sq ft, PORCH: 3 m²/37 sq ft, STORAGE: 9 m²/101 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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