

# Cumbrian Properties

62 Raiselands Croft, Penrith



**Price Region £158,000**

**EPC-D**

End terraced house | No onward chain  
1 reception | 2 bedrooms | 1 bathroom  
Fully refurbished | Driveway

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## 2/ 62 RAISELANDS CROFT, PENRITH

An exciting opportunity to purchase a beautifully refurbished end terraced house located in a popular residential area to the northern end of town. Internally the property offers impressive accommodation briefly comprising entrance hallway, lounge with multi fuel stove, kitchen, cloakroom, spacious utility room with access to the front and rear, two double bedrooms and a three piece bathroom. Low maintenance garden and driveway providing parking for two cars. The present owners have lovingly updated the property throughout with major work that includes a full re-wire, new boiler and central heating system, new windows and doors and an impressive kitchen and bathroom. With nothing to do other than move in, this property would make an ideal first time buy, family home or investment opportunity. Sold with no onward chain, viewing is essential to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hallway

**ENTRANCE HALLWAY** LVT wood effect flooring, wall mounted radiator, staircase to the first floor and door to lounge.

**LOUNGE (14'3 x 11'8)** UPVC double glazed bay window to the front with fitted blinds, wall mounted radiator, multi fuel stove on a tiled hearth, built in storage cupboard and shelving into one alcove. LVT wood effect flooring and door to kitchen.



LOUNGE

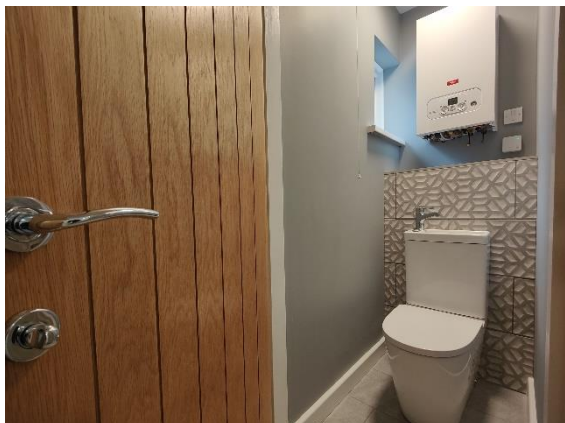
**KITCHEN (14'3 x 8'10)** Newly fitted kitchen with a range of wall and base units, complementary worksurfaces, matching splashbacks and a 1.5 bowl sink with drainer and mixer tap. Built in oven, fitted hob and extractor hood above. Plumbing for dishwasher, tiled flooring, understairs storage cupboard, wall mounted radiator and UPVC double glazed window to the rear with fitted blinds. Doors to cloakroom and utility room.



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**CLOAKROOM** Low level WC with wash hand basin incorporated into the top, wall mounted boiler, tiled flooring and UPVC double glazed window to the side.

**UTILITY ROOM (13'4 max x 12'9)** Plumbing for washing machine, space for fridge, freezer and tumble dryer. UPVC double glazed window and UPVC double glazed door to the rear garden. Door to the side vestibule with door to the front of the property.



CLOAKROOM



UTILITY ROOM

**FIRST FLOOR LANDING** Loft access, UPVC double glazed window to the side and doors to bedrooms and bathroom.

**BATHROOM** A white three piece suite comprising bath with shower over, low level WC and wash hand basin. Heated towel rail, tile effect flooring and UPVC double glazed window to the rear.



BATHROOM

**BEDROOM 1 (16'2 x 9'7)** Two UPVC double glazed windows to the front with fitted blinds, radiator, built in dressing table and built in wardrobe with sliding doors with shelving and hanging space. Built in airing cupboard with radiator and shelved storage.

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BEDROOM 1

**BEDROOM 2 (11'2 x 10')** Radiator and UPVC double glazed window to the rear with fitted blinds.



BEDROOM 2

**OUTSIDE** Parking for two cars to the front of the property. To the rear of the property is a low maintenance enclosed garden with steps leading up to a generous patio seating area.



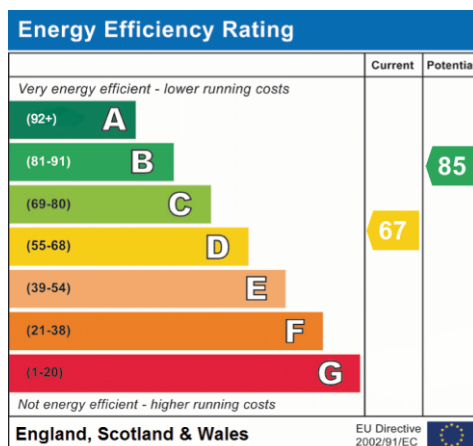
REAR GARDEN

**DIRECTIONS** – From Penrith town centre head northwards via Stricklandgate and Scotland Road. After passing a garage on the left continue for approximately 200 mtrs and then turn left into Raiselands Croft. Take the next left hand turning where No.62 can be found on the left hand side.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band A

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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