

Cumbrian Properties

6 Croft Avenue, Penrith



Price Region **£328,500**

EPC-D

Mid-terraced property | Turn-key condition

1 reception | 3 bedrooms | 2 bathrooms

Front & rear gardens | Outdoor office/Garage | No onward chain

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2/ 6 CROFT AVENUE, PENRITH

This immaculately presented, three bedroom, two bathroom, mid-terraced property is offered in turn-key condition with no onward chain and is situated in the heart of Penrith. The recently fully renovated accommodation briefly comprises entrance hall, lounge with feature fireplace housing a log burning stove, feature dining kitchen with integrated appliances and bi-fold doors to the rear garden, and a ground floor shower room. To the first floor there are three bedrooms and bathroom. Front and rear gardens and extended garage providing an outdoor office perfect for a “work from home” or own business. Situated in a sought after location close to many amenities including schools, shops and regular bus routes.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Front door with stained glass insert leading into entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, understairs storage cupboard, doors to dining kitchen and lounge.



ENTRANCE HALL

LOUNGE (15' including bay window x 10') Double glazed bay window with stained glass inserts to the front, radiator and inset brick fireplace housing a log burning stove on a tiled hearth.



LOUNGE

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DINING KITCHEN (24' x 13') Fitted kitchen incorporating a five ring induction hob with extractor hood above, sink unit with mixer tap, integrated double oven, integrated dishwasher, plumbing for washing machine, wine fridge and space for a fridge freezer. Oak flooring, ceiling spotlights, two radiators, skylight window, storage cupboard with plumbing for washing machine and housing the water heater, double glazed bi-fold doors to the rear garden and door to the shower room.



DINING KITCHEN

SHOWER ROOM Three piece suite comprising wash hand basin, WC and walk-in shower with rainfall showerhead and shower attachment. Tiled walls, oak flooring, radiator and ceiling spotlight.

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FIRST FLOOR LANDING Doors to bedrooms and bathroom.

BATHROOM Three piece suite comprising rainfall shower and shower attachment above a panelled bath, wash hand basin and WC. Fully tiled walls, radiator, LED mirror, ceiling spotlights and tiled flooring.



BATHROOM

BEDROOM 1 (11'6 x 9') Double glazed window to the rear, radiator and built-in wardrobes.



BEDROOM 1

BEDROOM 2 (12'3 x 9') Double glazed window to the front and radiator.



BEDROOM 2

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BEDROOM 3 (8'8 x 7') Double glazed window to the front and radiator.



BEDROOM 3

OUTSIDE Front garden housing a variety of shrubs and bushes with path to the front door. To the rear of the property is a landscaped patio and lawned garden with footpath leading to the outdoor office and garage. A walkway leads down the side of the garage to a gate providing access to the rear lane.

OUTDOOR OFFICE AND GARAGE UPVC glazed door into the entrance hall with radiator, ceiling spotlight, doors into the office room and garage.

GARAGE (17'8 x 12') Electric door and radiator.



REAR OF THE PROPERTY

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OUTDOOR OFFICE & GARAGE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	