

# Cumbrian Properties

36 Sand Croft, Penrith



Price Region £175,000

EPC-C

First floor flat | Well-presented throughout  
1 reception | 2 double bedrooms | 1 bathroom  
Kitchen with integrated appliances | Parking, garage & garden

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

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A two double bedroom, first floor flat with garden, off-street parking and detached garage situated in a cul-de-sac location. The double glazed and gas central heated accommodation briefly comprises entrance hall with staircase to the first floor inner hall, lounge with gas fire, dining kitchen with integrated appliances, two double bedrooms – both with storage cupboards and one with fitted bedroom furniture, and bathroom. The property also benefits from a telephone intercom entry system.

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

**Private entrance door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor.

### **FIRST FLOOR**

**INNER HALL** Doors to lounge, dining kitchen, bedrooms and bathroom. Radiator, coving to the ceiling and telephone intercom system.

**LOUNGE (18' x 13'5)** Timber framed double glazed windows to the front, radiator, coving to the ceiling and fireplace housing a gas fire.



LOUNGE

**DINING KITCHEN (14' x 11')** Fitted kitchen incorporating sink unit, electric oven and grill with four ring gas hob and extractor hood above, integrated fridge freezer, plumbing for washing machine and slimline dishwasher. Timber framed double glazed window to the rear, radiator, wood effect vinyl flooring and cupboard housing the Baxi boiler.



DINING KITCHEN

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**BEDROOM 1 (13'4 x 10'5)** Timber framed double glazed window to the front, radiator, storage cupboard, fitted wardrobes, bedside tables and dressing table.



BEDROOM 1

**BEDROOM 2 (12' x 10'5)** Timber framed double glazed window to the rear, shelved storage cupboard and radiator.



BEDROOM 2

**BATHROOM (7' x 6'4)** Three piece suite comprising electric shower above panelled bath, WC and wash hand basin. Tiled walls, radiator and double glazed frosted timber framed window to the rear.



BATHROOM

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**OUTSIDE** Block paved parking, detached garage and lawned rear garden.



GARDEN

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** To be confirmed by the vendor.

**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.

