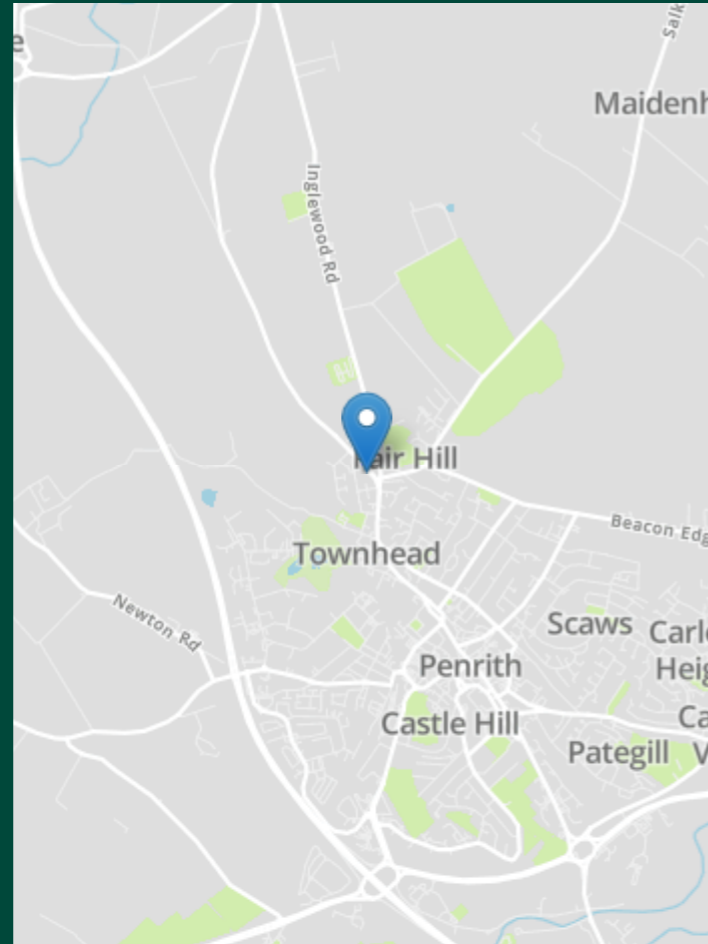


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



30 Raiselands Croft, Penrith, Cumbria, CA11 9JH

- Three bed semi-detached home
- Large garden
- Tenure - freehold
- Convenient location close to amenities
- Local Occupancy Clause applies
- Council tax - Band A
- Well-proportioned accommodation
- Ground floor WC
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Raiselands Croft is a residential housing estate, situated on the northern edge of the town, now comprising primarily, privately owned properties. It is conveniently located for the town centre and its varied amenities e.g. shops, supermarkets, sporting & leisure facilities etc. and also offers easy access to the M6 motorway at junction 41, with a west coast mainline railway station just off the town centre. The Lake District National Park is also easily accessible.

PROPERTY DESCRIPTION

Conveniently located within Penrith town, is this three bedroom, semi-detached property, set within a sizeable plot with extensive gardens and garden shed.

The accommodation briefly comprises entrance hall with cloaks area, living room, kitchen/diner, under stairs utility cupboard and downstairs WC to the ground floor, with three bedrooms and a family bathroom to the first floor. The house would now benefit from some upgrading, however it is an excellent property, tucked away and enjoying a large lawn to the front, with additional rear garden and useful shed.

Don't miss out!

Note: Local Occupancy Restriction applies.

ACCOMMODATION

Entrance Hallway

Accessed via uPVC front entrance door. Cloaks area, radiator, carpeting and stairs to first floor accommodation. Part glazed door into:-

Living Room

4.06m x 4.24m (13' 4" x 13' 11") Front aspect room, generous in size, with feature ornate tiled fireplace in wooden surround housing gas fire. Radiator, carpeting and built in, shelved cupboard flanking one side of the fireplace. Door to:-

Kitchen/Diner

2.68m x 4.21m (8' 10" x 13' 10") A rear aspect kitchen fitted with a range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Space/power/plumbing for freestanding appliances including cooker, washing machine and fridge freezer. Decorative brick built, island unit with tiled surface and open storage to one side. Wall mounted boiler, radiator and laminate flooring. Access to:-

Side Hallway

With access to the under stairs utility cupboard and to the ground floor WC. Laminate flooring and part glazed, uPVC door which gives access to the side of the property.

Utility Cupboard

Housing the tumble dryer and fuse box.

WC

Fitted with WC and radiator.

FIRST FLOOR

Landing

With window at half landing level. The main landing has doors to three bedrooms and the bathroom, carpeting and access to loft space (via hatch).

Bathroom

Partly tiled bathroom with obscured window to rear aspect, radiator, laminate flooring and three piece suite comprising bath with electric shower over and fitted shower screen, WC and wash hand basin. Airing/storage cupboard with radiator and shelving.

Bedroom 1 - L Shaped

3.35m x 2.45m x 3.38m (11' 0" x 8' 0" x 11' 1") Rear aspect, double bedroom with recess - which is ideal for use as a dressing area. Carpeting and radiator.

Bedroom 2

3.41m x 2.56m (11' 2" x 8' 5") max. Front aspect, double bedroom with radiator and carpeting.

Bedroom 3 - L Shaped

3.16m x 1.66m (10' 4" x 5' 5"); 2.59m x 1.22m (8' 6" x 4' 0") max. Front aspect bedroom - currently used as a dressing room. Carpeting and radiator.

EXTERNALLY

Gardens

The property benefits from good sized gardens. To the front is a large, lawned garden with boundary hedging and pathway leading to the front door. Further pathway via the side of the house to a secure, wooden gate which provides access to a useful outside shed, external water tap and to the fully fenced, rear garden, with lawn and area of hardstanding.

ADDITIONAL INFORMATION

Local Occupancy Restriction

This property is subject to a Section 157 of the Housing Act 1985 Local Occupancy restriction. Section 157 properties are restricted for use as a principal residence and not as a second or holiday home. A new buyer(s) is required to apply to the council for consent to live in the property. The restriction prevents individuals who do not live or work locally from purchasing these houses to preserve affordability for residents in the community.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: WhatThreeWords - Front Door - youth.vowel.dimes

From Penrith town center head northwards via Stricklandgate and Scotland Road. Take the left turn into Raiselands Croft then take the third right turn and continue along this road, where you will find number 30 - the last house on the right hand side.

