

# Cumbrian Properties

## 12 Raiselands Croft, Penrith



**Price Region £180,000**

**EPC-D**

Semi-detached property | Conservatory  
1 reception | 3 bedrooms | 1 bathroom

Low maintenance gardens | Potential for off-street parking

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## 2/ 12 RAISELANDS CROFT, PENRITH

An exciting opportunity to purchase a well-presented, three bedroom, semi-detached property situated in a prominent position in a popular residential area to the northern end of the town. The spacious accommodation briefly comprises entrance hall, lounge, kitchen, side hall and conservatory. To the first floor there are three well-proportioned bedrooms and bathroom. Low maintenance gardens with the front garden providing potential for off-street parking if required. This lovely home has been well-maintained and is ready to move in to but with further scope to improve and add value makes this an attractive purchase for those looking for a well-priced family home to put their own stamp on. Sold with no onward chain this property would make an ideal first time purchase, family home or viable investment opportunity.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor and door to lounge.

**LOUNGE (14' x 12'6)** Double glazed window to the front, radiator, coving to the ceiling, marble fireplace housing an electric fire, and door to kitchen.



LOUNGE

**KITCHEN (15' x 8'6)** Fitted kitchen incorporating sink unit with mixer tap, built-in oven and hob with extractor hood above, space for fridge freezer and plumbing for washing machine. Part tiled walls, tiled flooring, breakfast bar, door to side hall, cupboard housing the boiler, radiator, double glazed internal window and door to the conservatory.



3/ 12 RAISELANDS CROFT, PENRITH

**SIDE HALL** UPVC double glazed door to the side and understairs storage cupboard.

**CONSERVATORY (12'4 x 7'5)** Tiled flooring, radiator, UPVC double glazed windows and door to the garden.



CONSERVATORY

### **FIRST FLOOR**

**LANDING** Double glazed window to the side, loft access, doors to bedrooms and bathroom.

**BATHROOM** Three piece suite comprising shower above bath, low level WC and wash hand basin. Fully tiled walls, tiled flooring, heated towel rail and double glazed window to the front.



BATHROOM

**BEDROOM 1 (10'9 x 10')** Double glazed window to the front and radiator.

**BEDROOM 2 (11' x 9')** Double glazed window to the rear and radiator.

4/ 12 RAISELANDS CROFT, PENRITH



BEDROOM 1



BEDROOM 2

**BEDROOM 3 (8' x 8')** Double glazed window to the rear and radiator.



BEDROOM 3

**OUTSIDE** Gravelled front garden and low maintenance paved rear garden with side access leading to the front with borders housing a variety of mature shrubs. Potential to create off-street parking (subject to the necessary consents).



FRONT GARDEN



REAR GARDEN

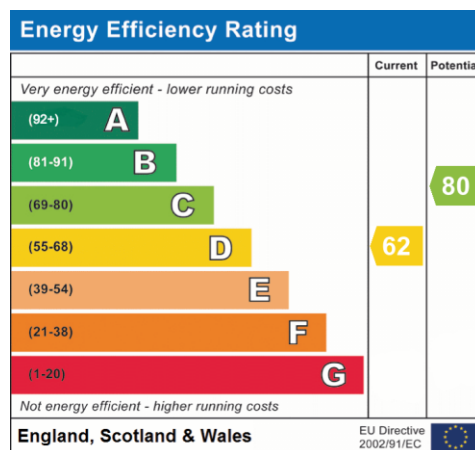
5/ 12 RAISELANDS CROFT, PENRITH

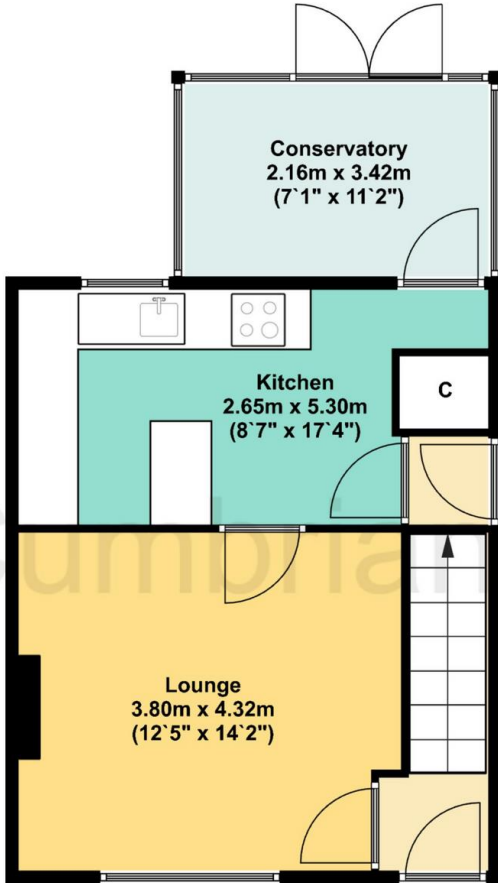
**DIRECTIONS** From Penrith town centre head north via Stricklandgate and Scotland Road. After passing the Esso garage on the left continue for approximately 200 metres and turn left into Raiselands Croft. Take the immediate right hand turn where number 12 can be found a short distance along on the left hand side.

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

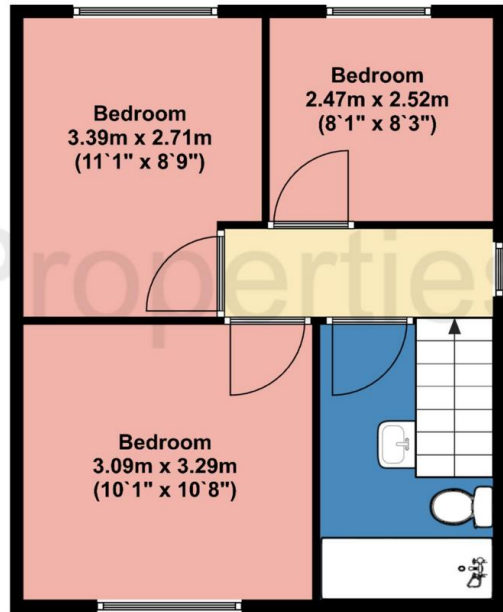
**COUNCIL TAX** We are informed the property is Tax Band A.

**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.





**Ground Floor**  
 Approx 42.00 Sq meters (452.00 Sq feet).



**First Floor**  
 Approx 35.00 Sq meters (377.00 Sq feet).