

# Cumbrian Properties

39 Croft Avenue, Penrith



Price Region £270,000

EPC-

Extended semi-detached | Popular residential area

3 receptions | 3 bedrooms | 2 bathrooms

Gardens and driveway | Views

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2/ 39 CROFT AVENUE, PENRITH

Situated in this popular residential area an extended three bedroom, two bathroom, three reception room semi-detached property. The double glazed and gas central heated accommodation briefly comprises entrance hall, dining room, lounge, kitchen, snug and shower room. To the first floor there are three bedrooms and bathroom. Front and rear gardens and block paved driveway providing off-road parking. Close to a range of local amenities including school, shops and all amenities that Penrith town has to offer.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL** Staircase to the first floor, radiator, understairs storage cupboard and double glazed window to the front. Doors to dining room, lounge, kitchen, snug and shower room.

**SNUG (11' max x 9'9 max)** Two double glazed windows, radiator and wood effect laminate flooring.

**SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and vanity unit wash hand basin. Radiator, loft access and wood effect flooring.



SHOWER ROOM

**DINING ROOM (14' max x 13' max)** Double glazed bay window, radiator, picture rail, coving and ceiling rose, exposed varnished floorboards and coal effect gas fire with marble back and hearth in a wooden surround.



DINING ROOM

3/ 39 CROFT AVENUE, PENRITH

**LOUNGE (14'7 max x 13' max)** Gas fire with wooden surround and tiled hearth, picture rail, coving to ceiling, radiator and double glazed bay window to the rear.



LOUNGE

**KITCHEN (13' x 10' max)** Fitted kitchen with complementary worksurfaces, tiled splashbacks, a one and a half bowl stainless steel sink with mixer tap, four ring gas hob with stainless steel splashback and extractor hood above and oven below, dishwasher and space for fridge freezer. Tile effect vinyl flooring, radiator and double glazed windows to the side and rear. Opens into the utility room.



KITCHEN

**UTILITY ROOM (L shaped 13' max x 7'8 max)** Fitted wall and base units, worksurfaces, stainless steel sink with mixer tap, washing machine and space for tumble dryer. Radiator, double glazed window and stable door to the rear garden.

## **FIRST FLOOR**

**HALF LANDING** Double glazed window.

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (13' excluding bay window x 12'8 max)** Radiator, picture rail and double glazed bay window with lovely views across the town to the distant fells.

4/ 39 CROFT AVENUE, PENRITH



BEDROOM 1

**BEDROOM 2 (15' max x 12'9 max)** Double glazed bay window, picture rail and radiator.



BEDROOM 2

**BEDROOM 3 (11'3 x 6'3)** Double glazed window with views across the town to the distant fells.

**BATHROOM** Three piece suite comprising enamelled bath, low level WC and vanity unit wash hand basin. Radiator, airing cupboard, wood effect flooring and double glazed part frosted window.



BATHROOM

5/ 39 CROFT AVENUE, PENRITH

**OUTSIDE** Low maintenance front garden with flower beds housing a variety of flowers, shrubs and trees and a block paved driveway providing off-road parking with gated access to the rear. The rear garden is mainly laid to lawn with raised beds and borders edged with mature shrubs, trees and flowers. To the side of the property is a garden shed, block paving and stone chip areas providing seating/dining areas.



PATIO SEATING AREA



REAR 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.

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