

# PFK

53 Barco Avenue, Penrith, Cumbria CA11 8LY

Guide Price: £340,000





PEK

## LOCATION

The property sits in an elevated location close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

53 Barco Avenue is a well proportioned detached bungalow, having been recently renovated by the current owners to include a new heating system and roof. Benefitting from a large private plot, the well maintained and modern property is presented to the market in an excellent condition throughout.

Accommodation briefly comprises lounge, large kitchen/diner, four good sized bedrooms and two bathrooms.

Externally the property benefits from offroad parking for three cars, lawned front garden and a large, private rear garden with a combination of lawned areas, shrub and floral borders, vegetable patch, pond and large patio seating area, ideal for outdoor dining and entertaining.

## ACCOMMODATION

### Entrance Vestibule

Accessed via part glazed door with glazed side panel. With decorative coving, cloaks area and open access into the lounge.

### Lounge

6.66m x 3.70m (21' 10" x 12' 2") A front aspect reception room with large, picture window overlooking the garden. Decorative coving, electric fire on a stone hearth with feature wood surround and mantel, two radiators and point for wall mounted TV.

### Inner Hallway

With decorative coving, airing cupboard and hatch giving access to a fully boarded loft space.

### Kitchen/Diner

A large, open plan L shaped kitchen/diner.

Kitchen Area - 3.02m x 6.37m (9' 11" x 20' 11") Fitted with a range of wall and base units with complementary work surfacing comprising stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include dishwasher and electric oven with hob and extractor over, plumbing for under counter washing machine and tumble dryer, and space for a full height fridge freezer. Breakfast bar, radiator and dual aspect windows.

Dining Area - 2.69m x 3.75m (8' 10" x 12' 4") Space for a family dining table and chairs, three storage cupboards, radiator and French doors leading out to the rear garden.

### Rear Porch

With doors giving access to bedroom 2 and to the second bathroom, and a part glazed UPVC door leading out to the garden.

### Bedroom 2

4.60m x 3.56m (15' 1" x 11' 8") A generous front aspect double bedroom with radiator.

### Bathroom 2

1.83m x 2.12m (6' 0" x 6' 11") Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, vertical heated chrome towel rail and obscured rear aspect window.

## Bedroom 1

4.19m x 4.20m (13' 9" x 13' 9") A good sized, front aspect double bedroom with radiator.

## Bedroom 3

3.03m x 3.35m (9' 11" x 11' 0") A rear aspect double bedroom with radiator.

## Bedroom 4

2.64m x 2.30m (8' 8" x 7' 7") A rear aspect large single bedroom with radiator, currently utilised as a home office.

## Bathroom 1

1.79m x 2.28m (5' 10" x 7' 6") Fitted with a three piece suite comprising bath, WC and wash hand basin, part panelled walls, radiator and obscured rear aspect window.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is offroad, paved parking for three cars and an enclosed garden, mainly laid to lawn with mature shrub borders. The gardens continue around to the rear, where there is an attractive, large private garden, mainly laid to lawn with mature shrub and floral borders, vegetable patch, pond, large patio seating area, summerhouse and two sheds.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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 : Naphthens 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

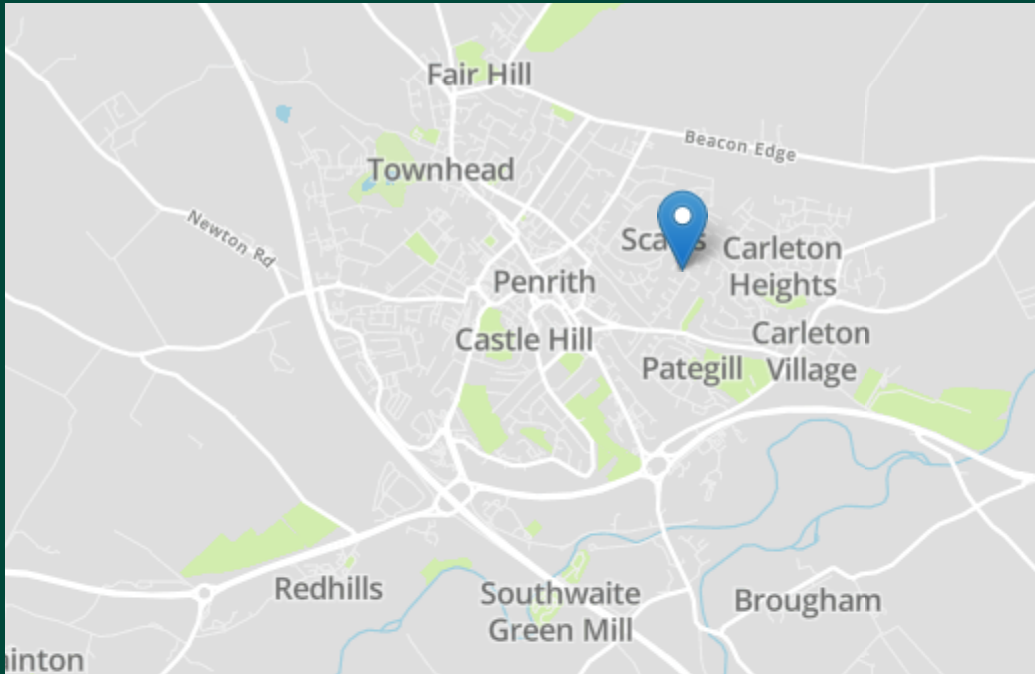
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

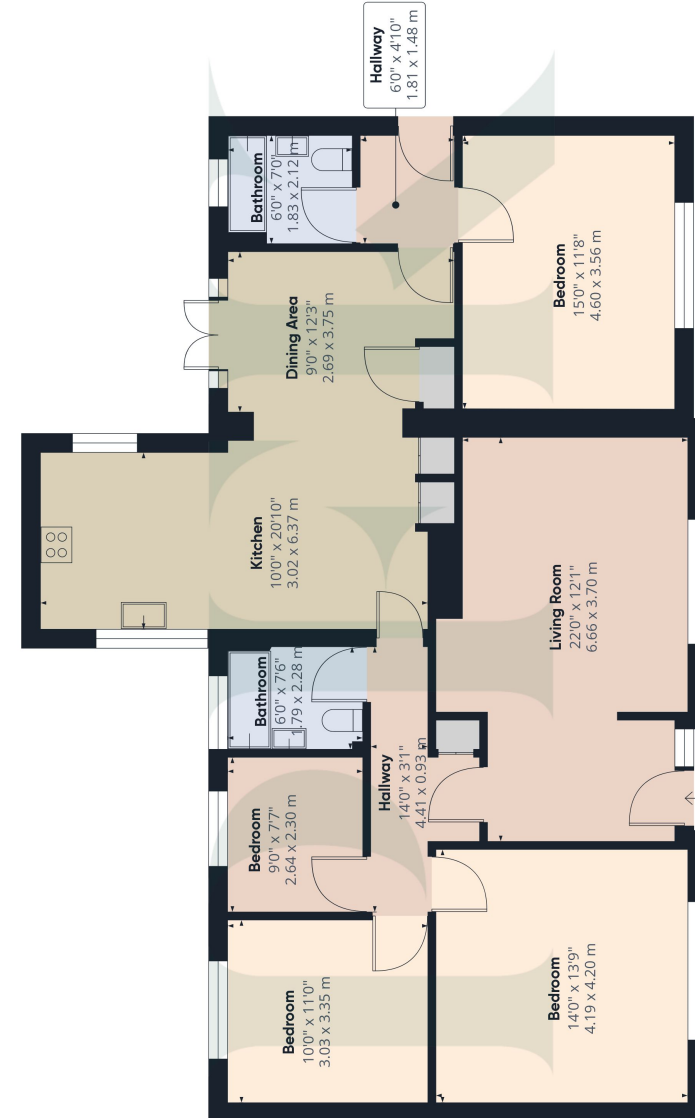
Directions: From the town centre head past the former Co-op and the bus station in Sandgate and turn right at the mini-roundabout, into Benson Row. Where the road drops down to the right proceed straight ahead into Folly Lane, and just before the narrow entrance at the far end, turn left up Barco Avenue. Continue to the top and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PFK**



Approximate total area<sup>(1)</sup>  
1332.66 ft<sup>2</sup>  
123.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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