

Cumbrian Properties

15 Crocus Avenue, Penrith



Price Region £275,000

EPC-B

Semi-detached property | Dining kitchen & utility

1 reception | 3 bedrooms | 2 bathrooms

Front & rear gardens | Drive & detached garage

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2/ 15 CROCUS AVENUE, PENRITH

An immaculately presented, three bedroom, two bathroom semi-detached property offered to the market in turn-key condition, which could be sold fully furnished subject to negotiation. The property, which has many upgraded features in the kitchen and family bathroom, is situated on a generous plot in a sought after area and briefly comprises entrance hall, lounge with media wall, dining kitchen with integrated appliances, utility and cloakroom. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Gravelled front and rear gardens and block paved driveway in front of the detached garage. situated close to many local amenities including schools, shops and regular bus routes and only a five minute walk to Penrith town centre.

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

Composite front door into the entrance hall.

ENTRANCE HALL Doors to dining kitchen and lounge, staircase to the first floor, radiator and tiled flooring.



ENTRANCE HALL

LOUNGE (18' x 10') Double glazed window to the front, two radiators, media wall and UPVC double glazed doors to the rear garden.



LOUNGE

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DINING KITCHEN (18'6 x 9') Fitted kitchen incorporating a double sink unit with mixer tap, four ring gas hob with oven below, stainless steel splashback and extractor hood above, integrated dishwasher and fridge freezer, cupboard housing the Logic boiler, radiator, tiled flooring, double glazed windows to the front and side, and door to utility.



DINING KITCHEN

UTILITY Fitted cupboards and worksurfaces, tiled flooring and door to the cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator, ceiling spotlights and tiled flooring.



CLOAKROOM

FIRST FLOOR

LANDING Radiator, upstairs storage cupboard, doors to bedrooms and family bathroom.



LANDING

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BEDROOM 1 (18' max x 10' max) “L” shaped room with double glazed windows to the side and rear, radiator and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising wash hand basin, WC and walk-in shower with tiled splashbacks. Ceiling spotlights, radiator, vinyl flooring and double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11' x 10') Radiator and double glazed windows to the front and side.

BEDROOM 3 (9'3 x 8') Radiator and double glazed window to the side.



BEDROOM 3

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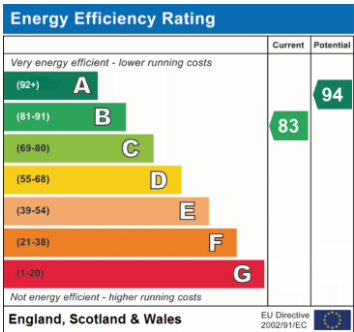
FAMILY BATHROOM Three piece suite comprising wash hand basin, WC and electric shower above panelled bath. Radiator, ceiling spotlights, vinyl flooring and double glazed frosted window to the front.



FAMILY BATHROM

OUTSIDE Gravelled front garden and low maintenance tiered and gravelled rear garden.

DETACHED GARAGE Up and over door, two Velux window and UPVC double glazed frosted pedestrian door.



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.