

Cumbrian Properties

58 Crocus Avenue, Penrith



Price Region £250,000

EPC-B

Semi-detached property | Sought after area
1 reception | 3 double bedrooms | 2 bathrooms
Double driveway & integral garage | No onward chain

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This three double bedroom, two bathroom semi-detached property with driveway & garage, is immaculately presented with upgraded features throughout. Inside the property is perfect for family living with generously sized rooms, a downstairs cloakroom and kitchen with upgraded features. To the first floor, there are three double bedrooms, with an en-suite to the master and a family bathroom. Externally, there is a double driveway and garage to the front and a spacious rear garden. Situated in a sought after area close to many local amenities including schools, shops and regular bus routes, this property is a ten minute walk into Penrith town centre and is sold with the benefit of no onward chain.

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

Entrance via glazed composite door leading through to the entrance vestibule.
ENTRANCE VESTIBULE Radiator, vinyl flooring and door to the lounge.

LOUNGE (16' max x 10') Double glazed windows to the front, radiator and door giving access to the hallway.



LOUNGE

HALLWAY Radiator, staircase to the first floor and doors to the downstairs cloakroom and dining kitchen.

DOWNSTAIRS CLOAKROOM Two piece white suite comprising WC and sink basin with mixer tap and tiled splashback. Radiator and ceiling spotlights.



DOWNSTAIRS CLOAKROOM

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DINING KITCHEN (18' x 8') Fitted kitchen incorporating upgraded features including double Rangemaster sink basin with mixer taps, four ring AEG induction hob with an AEG extractor hood above, stainless steel splashback and oven below, integrated dishwasher, space and plumbing for washing machine and space for a freestanding fridge freezer. Radiator, double glazed UPVC door to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to all three bedrooms, family bathroom and storage cupboard.



FIRST FLOOR LANDING

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MASTER BEDROOM (14' max x 10') Two double glazed windows to the front, radiator and door to the en-suite.



MASTER BEDROOM

MASTER EN-SUITE Three piece white suite comprising WC, sink basin with mixer tap, walk-in rainfall shower with additional shower attachment and glass sliding doors. Tiled walls and splashbacks, radiator, vinyl flooring, ceiling spotlights and a double glazed frosted window to the front.



MASTER EN-SUITE

BEDROOM 2 (12' x 8'8) Double glazed window to the rear and radiator.

BEDROOM 3 (10' x 8') Double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

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FAMILY BATHROOM Three piece white suite comprising sink basin with mixer tap, WC, rainfall shower over panelled bath and additional shower attachment. Partially tiled walls & splashbacks, vinyl flooring, radiator and double glazed frosted window to the side.



FAMILY BATHROOM

OUTSIDE To the front of the property there is off-street parking with double driveway and integral garage. To the rear of the property is a spacious garden which is partly paved and partly turfed with decorative surroundings, flowerbeds and gated access to the side of the property with bin storage.



REAR GARDEN

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.

