

# Cumbrian Properties

11 Canny Croft, Penrith



Price Region £210,000

EPC-D

Semi-detached property | Popular residential area  
1 reception | 2 bedrooms | 1 bathroom  
Garden, driveway and garage | Close to town centre

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## 2/ 11 CANNY CROFT, PENRITH

This two bedroom semi-detached property with garage is situated in a popular residential area within walking distance to Penrith town centre. The accommodation briefly comprises entrance hall, dining lounge, kitchen, staircase to the first floor with three piece bathroom and two double bedrooms. Externally, to the rear of the property is a paved stepped area leading up to the garden with access to the garage. To the front of the property is a lawned area and driveway leading to the garage. The property is in close proximity to a variety of amenities including shops, schools and public transport links.

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

**Entrance to the property via glazed front door into the entrance hallway.**

**ENTRANCE HALLWAY** Frosted door to the dining lounge and kitchen.

**DINING LOUNGE (25' x 12' max)** Double glazed window to the front, two radiators, gas effect log burner stove, open staircase to the first floor and wood effect laminate flooring.



DINING LOUNGE

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**KITCHEN (17' x 12' max)** Fitted kitchen incorporating a range of wall and base units, built-in gas oven, five ring gas hob with extractor hood above, integrated washing machine and 1.5 stainless steel sink with mixer tap. Boiler, tiled flooring, two double glazed windows and double glazed door to the rear.



KITCHEN

**FIRST FLOOR**

**GALLERIED LANDING** Doors to both bedrooms & family bathroom.



FIRST FLOOR LANDING

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**BEDROOM 1 (12' x 9'5)** Double glazed window to the front, radiator & built-in storage.



BEDROOM 1

**BEDROOM 2 (10' x 9' max)** Large double glazed window to the rear garden, radiator and range of fitted wardrobes and storage cupboard.



BEDROOM 2

**FAMILY BATHROOM (8' x 5'5 max)** Three piece suite comprising electric shower over panelled bath, wash hand basin and WC. Frosted double glazed window, tiled flooring and partial tiled walls.



BATHROOM

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**OUTSIDE** To the rear of the property is access to the garage with an outside tap enclosed, patio area and steps up to a low maintenance garden. To the front of the property is a low maintenance lawned area and driveway leading to the garage.



REAR GARDEN

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

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

**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.

