

# Cumbrian Properties

21 Croft Avenue, Penrith



**Price Region £170,000**

**EPC-E**

Mid terraced property | Requires modernisation  
2 receptions | 3 bedrooms | 1 bathroom  
Gardens | Popular residential area

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 21 CROFT AVENUE, PENRITH

A three bedroom, two reception room mid terraced property which requires a full refurbishment. The UPVC double glazed and part electric heated accommodation briefly comprises of entrance hall, lounge, dining room, kitchen and utility. To the first floor are three bedrooms and bathroom. Low maintenance front and rear gardens. Residents on street permit parking. Croft Avenue is situated in a popular residential area within walking distance of the town centre with a range of local amenities that the market town of Penrith has to offer. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, storage heater, understairs storage cupboard and doors to lounge and dining room.

**LOUNGE (14'7 max x 11' max)** Open fire, picture rail and UPVC double glazed bay window.



LOUNGE

**DINING ROOM (17'4 max x 11'5)** Open fire, UPVC double glazed window and door to kitchen.



DINING ROOM

3/ 21 CROFT AVENUE, PENRITH

**KITCHEN (12'7 x 7')** Fitted kitchen with stainless steel sink, electric storage heater, UPVC double glazed window and sliding door with step down to utility.

**UTILITY (7' x 6'8)** Belfast pot sink, hot and cold water taps, UPVC double glazed window, rear door and door to **pantry** with shelving and UPVC double glazed frosted window.



KITCHEN



UTILITY

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (12'5 x 10')** UPVC double glazed window and fitted wardrobes.



BEDROOM 1

**BEDROOM 2 (11'6 x 9'6)** UPVC double glazed window, airing cupboard and storage cupboard with overhead storage.



BEDROOM 2

4/ 21 CROFT AVENUE, PENRITH

**BEDROOM 3 (8' x 7')** UPVC double glazed window.

**BATHROOM (6' x 5'10)** Three piece suite in white with walk-in bath with shower attachment, low level WC and pedestal wash hand basin. UPVC double glazed frosted window.



BEDROOM 3



BATHROOM

**OUTSIDE** To the front of the property is a low maintenance garden with two flower beds housing a range of flowers and bushes. Low maintenance rear garden laid to flags with greenhouse and gated access to the back lane.



REAR GARDEN

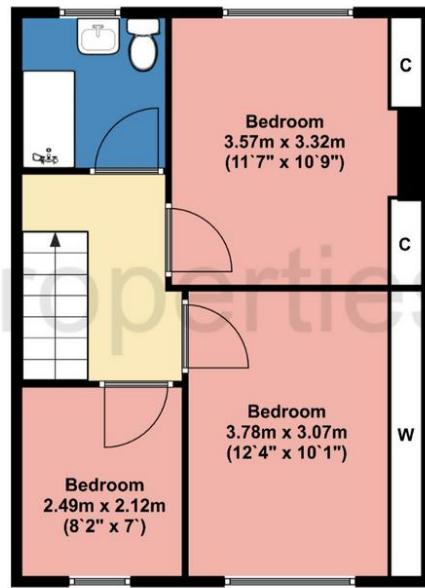
**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.



**Ground Floor**  
Approx 54.00 Sq meters (581.00 Sq feet).



**First Floor**  
Approx 39.00 Sq meters (420.00 Sq feet).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

