

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

33 Croft Avenue, Penrith, CA11 7RG



- **Classic 1930s Semi Detached Family Home with a Wealth of Modern Updates**
- **Large Living Room and Dining Room + Kitchen and WC**
- **Three Bedrooms and Bathroom with Separate Shower Enclosure**
- **Off-Road Parking for Three Cars + Garage with Automatic Roller Door**
- **Front Garden and Enclosed Rear Grden**
- **uPVC Double Glazing and Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC - TBC**

Asking price £310,000

In the desirable area of Croft Avenue, this delightful semi-detached house offers a blend of comfort, style and convenience, being located near local amenities, schools, and parks, making it an excellent choice for families. The accommodation comprises; Entrance Hall, Living Room, Dining Room, Kitchen, WC, 3 Bedrooms and a Family Bathroom with both bath and separate shower.

Outside is an attractive Front Garden, Driveway Parking for at least 3 cars, a Garage with Automatic Roller Door and an enclosed Rear Garden. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane. Follow the road over the next mini roundabout at the bottom of Wordsworth Street and take the next right turn, into Croft Avenue. Drive up Croft Avenue and fork to the left, number 33 is on the left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway

Stairs lead to the first floor with natural oak handrail and spindles and storage cupboards below, one housing the telecom point. The floor is partly oak parquet, there is a double radiator and a uPVC double glazed window to the side. Glazed hardwood panel doors open to the kitchen, dining room and;



Living Room 14'5 x 12'11 (4.39m x 3.94m)

There is an open fireplace set in a marble hearth and surround, a uPVC double glazed bay window faces to the front and there is a single radiator and a TV point.



Dining Room 14'7 x 12'11 (4.45m x 3.94m)

A living flame gas fire is set to a tiled hearth and back with a polished wood surround and mirror over. The flooring is oak and there is a double radiator. uPVC double glazed doors with side windows open onto the rear garden.



Kitchen 13'2 x 9'11 (4.01m x 3.02m)

Fitted with grey wood grain finish shaker style units and an oak block work surface incorporating a double Belfast sink with mixer tap and tiled splashback. There is a built-in gas oven, a gas hob with stainless steel extractor hood, an integral dishwasher, plumbing for washing machine and housing for an American style fridge freezer. One of the units houses the Worcester condensing combi boiler providing the hot water and central heating. uPVC double glazed windows face to the side and rear. A composite security stable door opens to the driveway.



A bifold oak door opens to the



Cloakroom

Fitted with a contemporary toilet and wash basin with pillar tap and cupboard below. The flooring is oak, there is a heated towel rail and a uPVC double glazed window to the side.



First Floor-Landing

A uPVC double glazed window to the side gives natural light and a ceiling trap gives access to the roof space. Stripped original panel doors lead off to the bedrooms and bath room.

Bedroom One 15' x 12'6 (4.57m x 3.81m)

Large built-in wardrobes with sliding doors along one side give hanging and shelf storage. A uPVC double glazed bay window faces to the front and there is a single radiator

**Bedroom Two 15'4 x 12'7 (4.67m x 3.84m)**

A built-in wardrobe with sliding doors gives hanging and shelf space. There is a uPVC double glazed box bay window to the rear and a double radiator

**Bedroom Three 11'3 x 6'3 (3.43m x 1.91m)**

Having a uPVC double glazed window to the front and a double radiator.



Bathroom 6'3 x 10'3 (1.91m x 3.12m)

Fitted with a bath, a wash basin and toilet set in a vanity unit with concealed system and storage cabinets and a quadrant shower enclosure with a mains fed shower. The walls are marine boarded and the ceiling is PVC panel with recessed downlights. There is a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

A metal gate from the roadside opens to a tarmac drive giving off road parking for at least three cars with access to the garage.

The forecourt garden is to grass with flower and shrub borders, a copper beach hedge to the front boundary and steps down to the drive.



Garage 15' x 9'4 (4.57m x 2.84m)

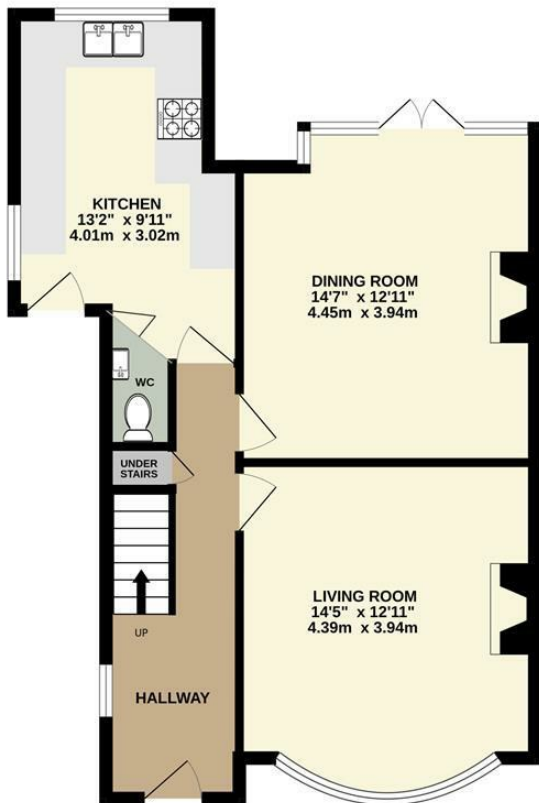
Having an automatic roller door, lights and power.

Between the house and garage is a gate opening to the rear garden.

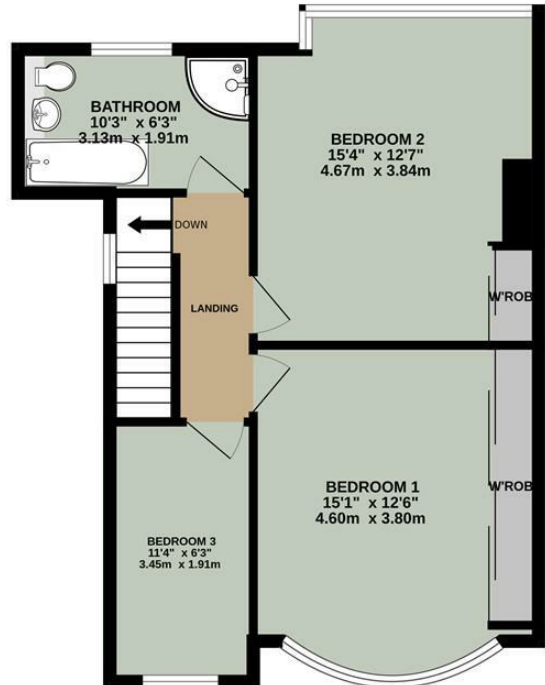
To the rear of the house there is a stone flagged patio by the dining room patio doors with two steps down to a small lawn garden having a low brick wall to two sides and a high wall to the other two sides. There is a raised bed across the rear and to the back of the garage door open to a covered storage area



GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.

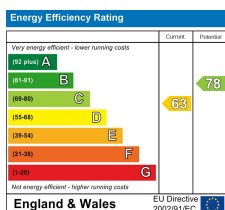


1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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