



23 Mayburgh Avenue, Penrith, CA11 8PA

Guide Price **£230,000**

PEK

23 Mayburgh Avenue

The property:

Nestled within a sought after residential area, this 3-bedroom semi detached house offers a prime opportunity for those seeking a home in close proximity to the amenities of Penrith town. Conveniently placed near schools, shops, the railway station, and major transport links including access to the Lake District and the M6 motorway.

In need of some refurbishment and registration with the land registry upon purchase, this property is made for an individual with a vision for renovation. Offering a blank canvas, this property provides a unique prospect to create a home tailored to your individual tastes and preferences.

Providing an entrance hall, living room, dining area through to kitchen, 3 bedrooms, first floor bathroom and separate WC this property also enjoys gardens to the front and rear alongside a driveway which leads to the garage. With a touch of creativity and the injection of modern fixtures and fittings, this property provides potential to be transformed into stylish and functional space that effortlessly cater to the needs of a modern household.



Penrith

The location:

23 Mayburgh Avenue is located within Penrith town. Situated in a suburban area on a popular residential street. The neighborhood offers convenient access to local amenities, schools and transport links, making it a desirable location for families and professionals alike.

KEY FEATURES:

- Semi Detached House
- Hall, Lounge & Dining Kitchen
- 3 Bedrooms, Gardens & Garage
- Requiring modernisation and first registration with Land Registry
- Tenure: freehold
- Council Tax Band: C
- EPC rating TBC

Directions

23 Mayburgh Avenue can be located with the postcode CA11 8PA and identified by a PFK For Sale board. Alternatively by using What3Words: [///brands.cooks.clotting](https://www.what3words.com/brands.cooks.clotting)

Services

Mains electricity, gas, water & drainage; gas heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





ACCOMMODATION:

Entrance Hall

Upvc entrance door with side panel, built in cloaks cupboard, laminate floor with carpeted stairs to first floor.

Living Room 11' 11" x 15' 11" (3.62m x 4.84m) Front living room providing fireplace with gas fire, radiator & door into:

Dining Kitchen 3.51m x 5.87m (11' 6" x 19' 3") Wall, base & drawer units with worksurface over, double drainer sink unit, 2 x radiators, under stair pantry, windows overlooking the rear garden and door providing access to the side of the property.

First Floor

Landing

Built in airing cupboard housing the central heating boiler, loft access and window to the side.

Bedroom 1 3.59m x 3.25m (11' 9" x 10' 8") Front bedroom with radiator.

Bedroom 2 3.11m x 3.20m (10' 2" x 10' 6") Rear bedroom with radiator and window providing views across Penrith to the fells and beyond.

Bedroom 3 2.61m x 2.53m (8' 7" x 8' 4") Front bedroom with radiator.

Bathroom

2 piece suite providing bath with shower over, pedestal wash hand basin, radiator and part wall tiling.

WC



EXTERNALLY

Garden

Front garden with stocked borders and driveway providing access to the driveway and garage. The rear garden enjoys views to the fells and provides a lawn, stocked borders, greenhouse and pedestrian door into the garage.

Garage

Single Garage

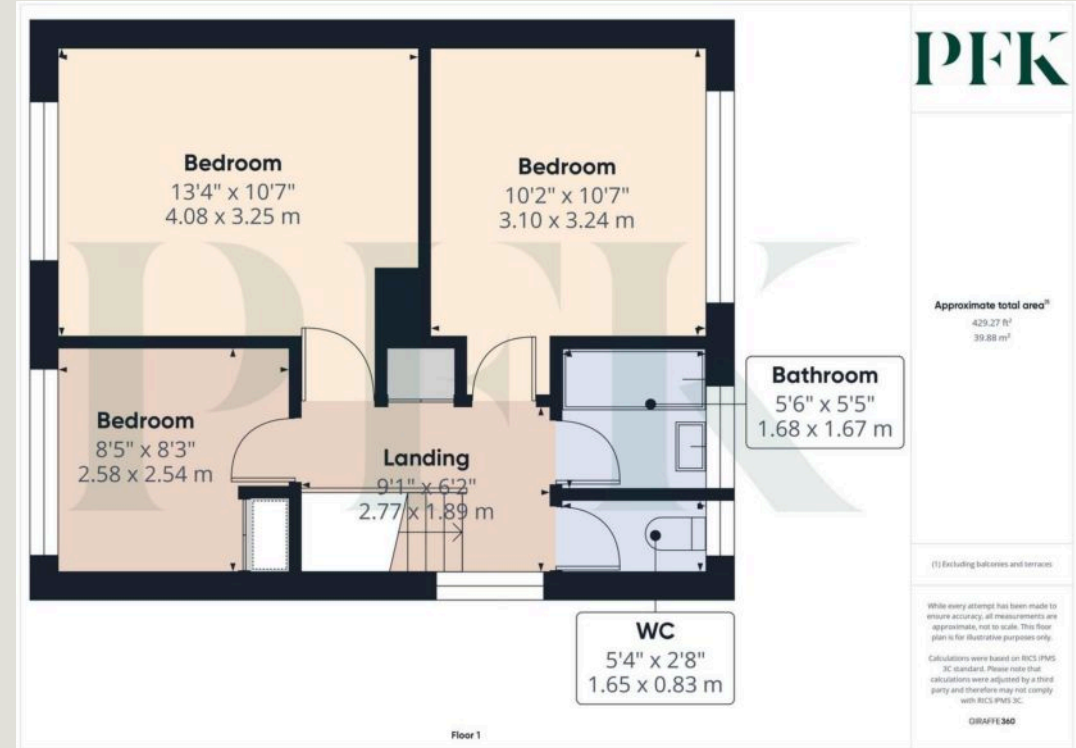
Gated driveway to the front of the property provides access to the garage.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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