



61 Barco Avenue, Penrith, CA11 8LY

Guide Price £245,000

PKK  
**PFK**



## 61 Barco Avenue

### The property:

Welcome to this modern semi-detached bungalow on Barco Avenue, recently renovated and redecorated to offer modern family living in a sought after location.

The property offers driveway parking for two to three vehicles and a garage, which can be accessed internally and makes a great utility space. Entering into the fresh modern kitchen, with integrated appliances, and flooded with light from the two windows to the front. A sliding door from the kitchen gives access to the inner hall which takes you to the integral garage, or straight on from the kitchen you find the spacious living / dining room, with large window into the rear garden. There is a rear hallway off the dining lounge, with a door leading out to the rear garden and one into the WC. The staircase leads you up to the first floor landing with doors off to the three bedrooms and stylish family bathroom.

The rear garden has been laid to lawn, with new secure fencing right round, plus there is a handy pedestrian gate that leads out to the large communal green area behind.







## Penrith

### The location:

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

### Directions

61 Barco Avenue can be located using the postcode CA11 8LY and identified by a PFK For Sale board. Alternatively, by using What3Words: [///affirming.kilowatt.crossings](https://www.what3words.com/affirming.kilowatt.crossings)





## ACCOMMODATION

### Entrance

### Kitchen

17' 8" x 9' 8" (5.38m x 2.95m)

### Inner Hall

4' 1" x 3' 2" (1.24m x 0.96m)

### Integral Garage

16' 7" x 9' 4" (5.06m x 2.84m)

### Living / Dining Room

22' 0" x 12' 11" (6.70m x 3.94m)

### Rear Hall

4' 9" x 3' 3" (1.44m x 1.00m)

### Cloakroom WC

4' 8" x 3' 1" (1.42m x 0.95m)

## FIRST FLOOR

### Landing

### Bedroom 1

9' 9" x 8' 7" (2.98m x 2.62m)

### Bedroom 2

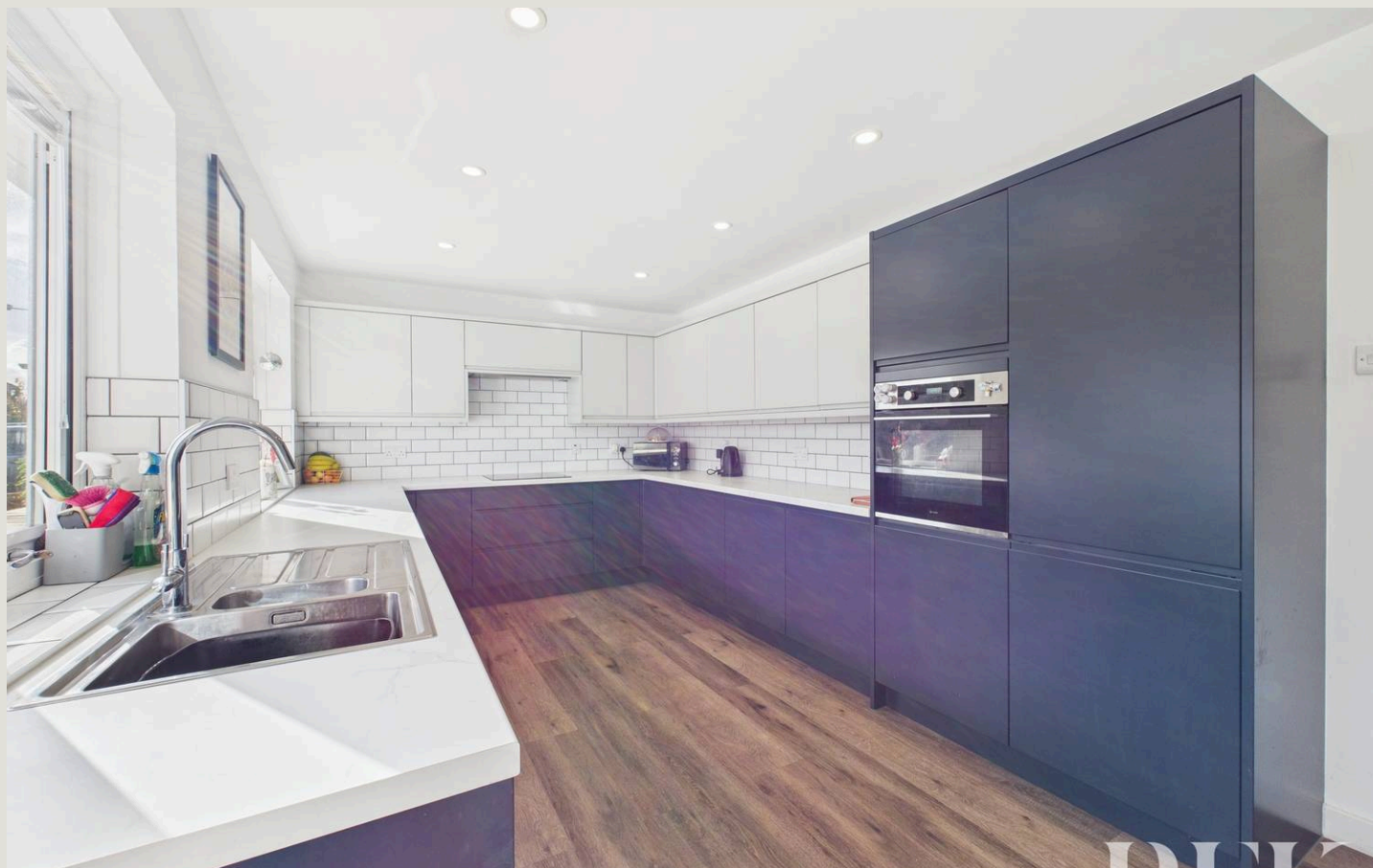
12' 11" x 6' 10" (3.94m x 2.08m)

### Bedroom 3

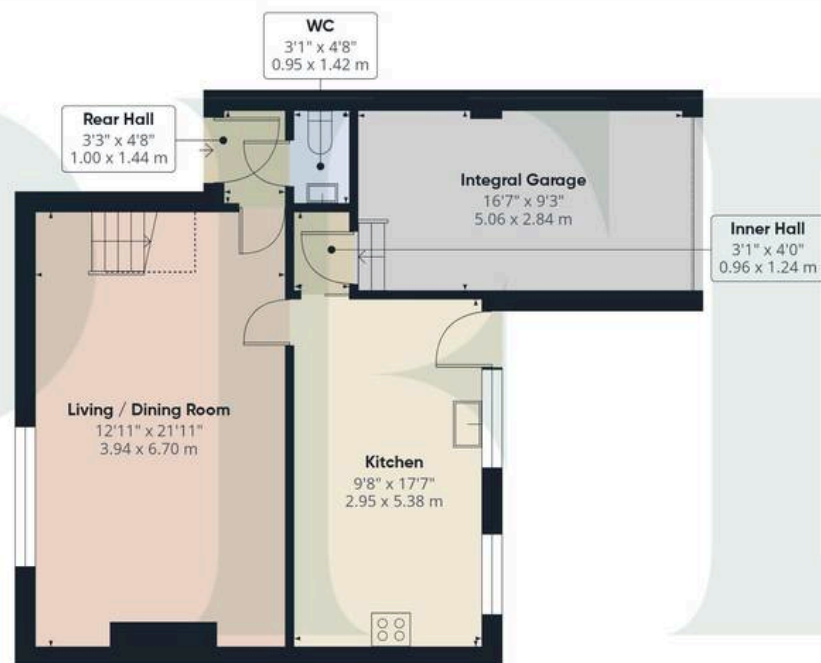
8' 4" x 6' 9" (2.53m x 2.05m)

### Bathroom

6' 7" x 5' 3" (2.01m x 1.59m)







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

954 ft<sup>2</sup>

88.7 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



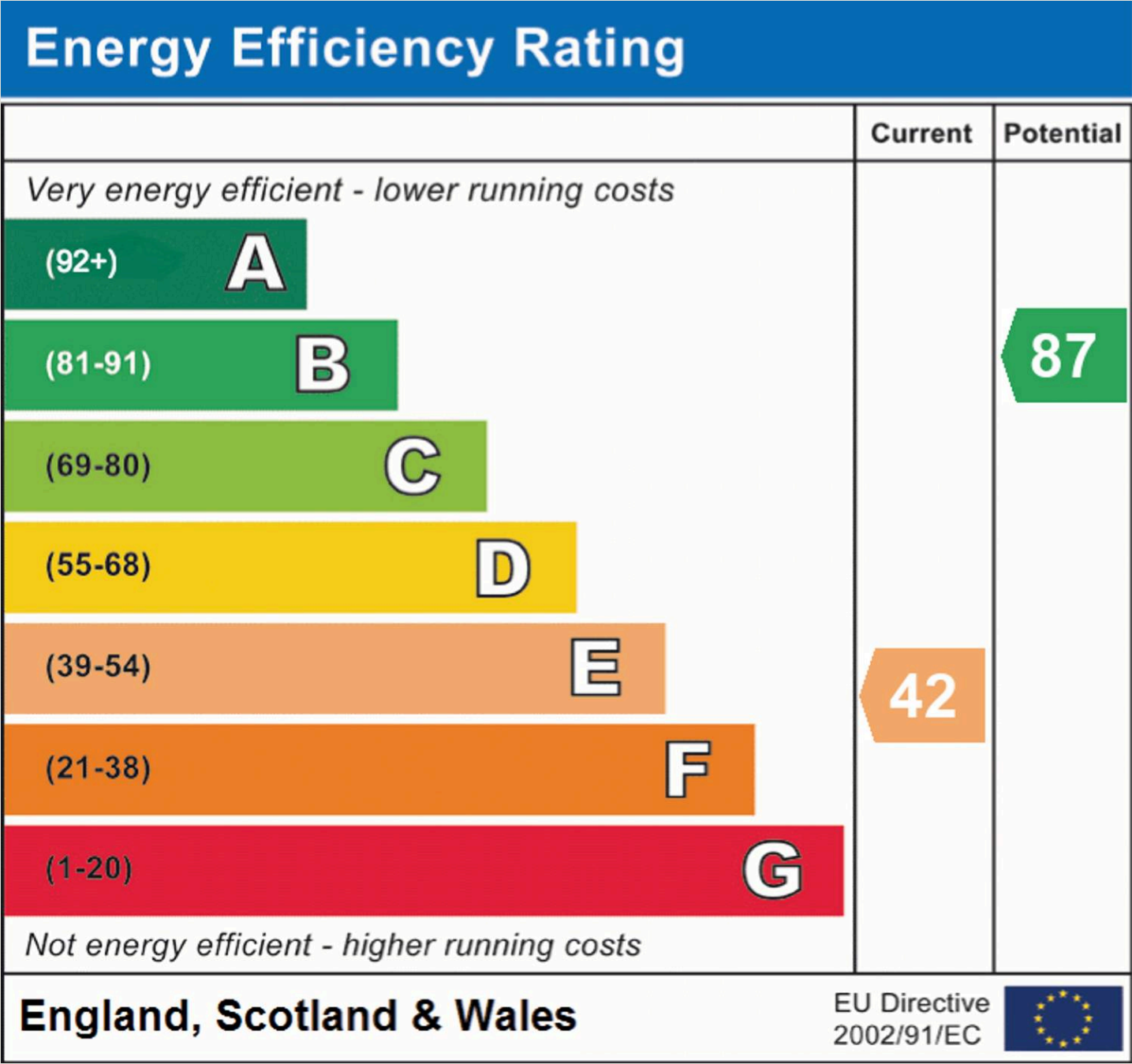
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50







## PFK Estate Agents

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