



70 Raiselands Croft, Penrith, CA11 9JL

Guide Price **£180,000**

PEK

70 Raiselands Croft

The Property:

Situated in a quiet cul-de-sac within this very popular residential area, and within walking distance of the town centre, local primary school and transport links to the north, this mid-terrace four bedroom family home is offered to the market with no onward chain.

Accommodation briefly comprises, lounge, which flows through to the kitchen with side access to the rear garden, WC and an understairs pantry cupboard. To the first floor there are four bedrooms and a family bathroom, one bedroom is currently used as a dressing room.

Externally, the property enjoys an excellent, fully enclosed rear garden with patio, lawn and decked areas, making it ideal for children and pets. To the front, the driveway provides parking for several vehicles.





70 Raiselands Croft

Location & Directions:

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.

Directions

The property can easily be located using postcode CA11 9JL or can otherwise be found using what3words location [///hats.expel.pill](https://www.what3words.com/location////hats.expel.pill)



- Mid terraced house
- EPC rating D
- Tenure: Freehold
- Council Tax: Band A
- No onward chain
- Brand new boiler
- Four bedrooms

ACCOMMODATION

Hallway

Stairs to first floor and a radiator.

Living Room

13' 1" x 13' 11" (3.98m x 4.23m)

Window to front aspect and a radiator.

Kitchen

8' 9" x 13' 10" (2.67m x 4.22m)

Window to rear aspect overlooking the garden, range of matching wall and base units, oven with hob, stainless steel sink, drainer and mixer tap, freestanding fridge freezer, space for a washing machine, space for a dryer, understairs pantry cupboard with shelving.

Side Porch

Fitted storage cupboard and a WC with a window to rear aspect.

FIRST FLOOR LANDING

2' 7" x 9' 4" (0.79m x 2.85m)

Loft hatch (part boarded).

Bedroom 1

9' 8" x 10' 0" (2.95m x 3.05m)

With window to front aspect and a radiator.

Bedroom 2

11' 3" x 8' 1" (3.42m x 2.46m)

With window to rear aspect and a radiator.

Bedroom 3

9' 8" x 7' 4" (2.95m x 2.24m)

Windows to front aspect and a radiator.

Bedroom 4/ Dressing Room

8' 6" x 7' 7" (2.58m x 2.30m)

Window to rear aspect and a radiator.





Bathroom

8' 4" x 4' 5" (2.55m x 1.34m)

Obscured window to rear aspect, bath with electric shower over, WC, wash hand basin and a radiator.

EXTERNALLY

Garden

To the rear is an enclosed rear garden with lawned area and a paved seating area.

ADDITIONAL INFORMATION

Referral Fee Disclosure

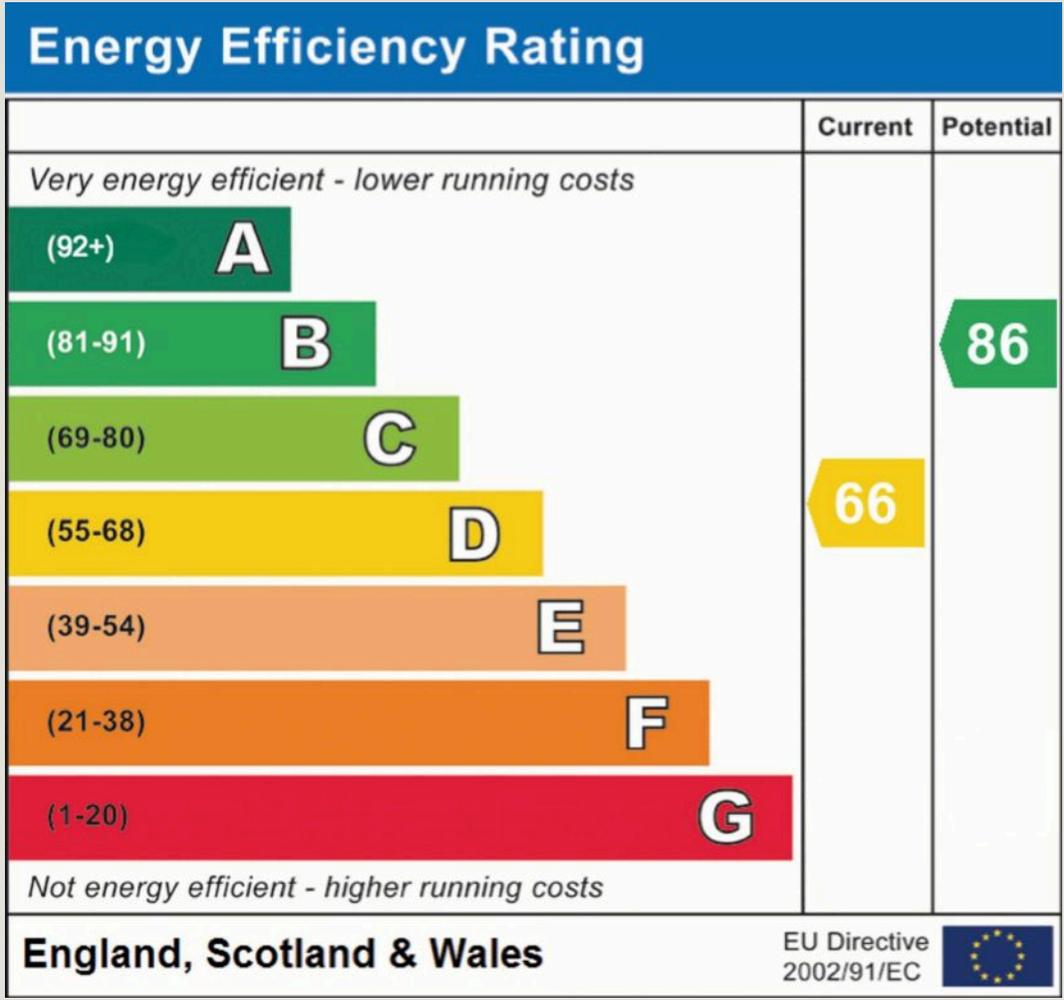
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.5

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.







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