



87 Raiselands Croft, Penrith, CA11 9JN

Guide price £175,000





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Penrith, CA11 9JN

- Three-bedroom end terrace family home
- Spacious lounge diner (12'5" x 17'0") with fireplace
- Fitted kitchen with double oven and ample storage
- Family bathroom with bath and electric shower over
- Council Tax - Band A
- Sold with no onward chain
- Bright conservatory extension with garden views and French doors
- Three spacious bedrooms
- Ground floor W.C. plus multiple storage rooms
- A short distance from M6 Motorway, Lakes, Pennines, Carlisle & Kendal

A three-bedroom end terrace family home set within a popular residential area of Penrith, offering approximately 106 sq m (1,145 sq ft) of gross internal accommodation over two floors. The property benefits from a bright conservatory extension, a good-sized lounge diner, and gardens to both front and rear, along with street parking. The home would suit a family or first-time buyer, with scope to update and put a personal stamp on the décor throughout.

Directions

What3words location: ///obtain.thankful.speaker

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GROUND FLOOR

The ground floor comprises a welcoming entrance porch leading to a central hallway with a separate W.C. and useful understairs/storage rooms. The lounge diner (12'5" x 17'0") is a spacious reception room with patterned carpet and a fireplace (Which left ready for either a gas or electric fire to be installed if required), opening through to the kitchen (12'6" x 11'2"), which is fitted with white units, a double oven, and space for a fridge freezer. A bright conservatory (8'5" x 11'4") with parquet-effect flooring and French doors leads out to the rear patio, offering excellent additional living space with garden views. A further storage room sits off the kitchen area.

Lounge Diner	12'5" x 16'11" (3.79 x 5.18)
Conservatory	8'4" x 11'4" (2.56 x 3.46)
Kitchen	12'5" x 11'2" (3.81 x 3.41)
Hallway	
Porch	
Storage Room	5'2" x 9'2" (1.59 x 2.80)
W.C.	
Storage Room	
Storage Room	

FIRST FLOOR

Upstairs, the landing gives access to three bedrooms and a family bathroom. The principal bedroom (12'5" x 8'11") and bedroom 2 (10'5" x 10'8") are both good doubles with fitted wardrobe/storage units, while bedroom 3 (9'3" x 7'10") is a versatile single/study room. The family bathroom (7'1" x 6'2") is fitted with a bath with electric shower over, wash basin, and W.C., finished with tiled splashbacks.

Principal Bedroom	12'4" x 8'10" (3.78 x 2.71)
Bedroom Two	10'4" x 10'8" (3.17 x 3.26)
Bedroom Three	9'3" x 7'10" (2.83 x 2.39)
Bathroom	7'0" x 6'1" (2.15 x 1.87)
Landing	



Outside

The front of the property has a paved patio/courtyard area with a two useful brick-built storage sheds, one of which is used as a bin store, ideal for bikes or garden equipment. The rear garden area includes low-maintenance planting with gravel borders and mature shrubs, plus a garden tap. The property backs onto open playing fields, giving a pleasant outlook to the rear.

Location

Raiselands Croft sits within the Penrith North area, close to local amenities. The nearest primary school, St Catherine's Catholic Primary School, is around 620 yards away, with Queen Elizabeth Grammar School Penrith about 0.9 miles away. Penrith (North Lakes) train station is approximately 0.7 miles from the property, providing access onto the West Coast Main Line. Supermarkets nearby include Aldi, Booths, Iceland, M&S Simply Food, Morrisons, and Sainsbury's. Penrith town centre, with its range of shops, cafés, and access to the M6 and the Lake District National Park, is within easy reach.

Services and Additional Information

Mains water, electricity, and drainage. Gas central heating. Council tax - Band A. A new Worcester combi boiler and a new electric fuse board were installed in July 2025.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

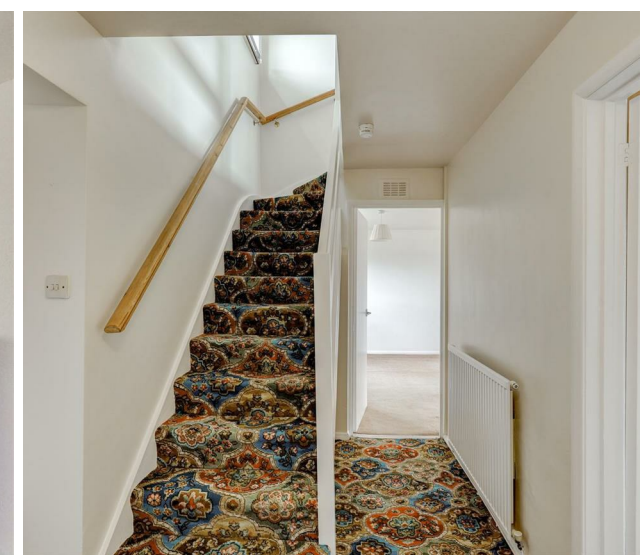
Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

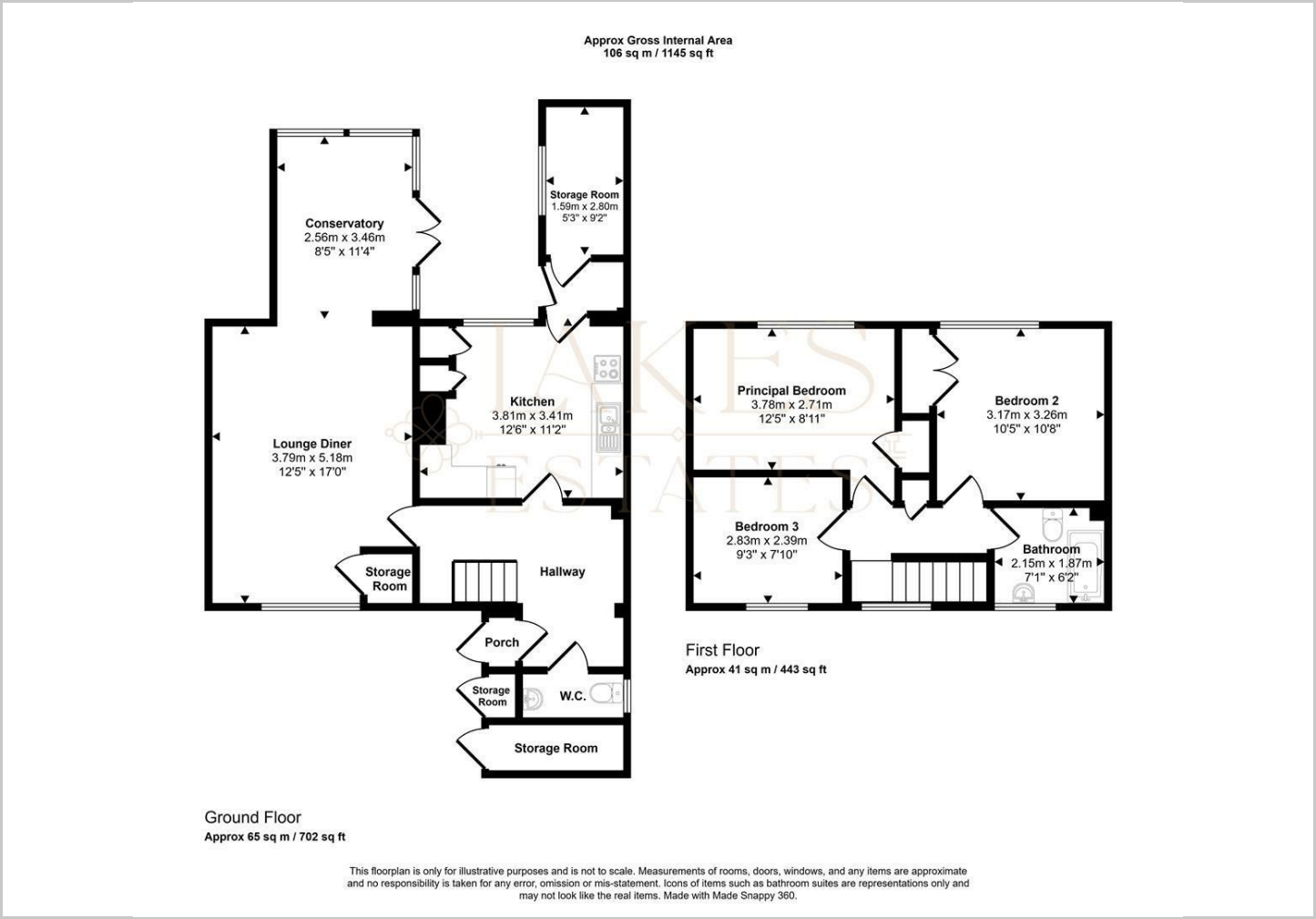
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

