



Burney Road, Carleton Village, Penrith, CA11 8FU

- Modern Semi-Detached House
- Open-Plan Living/Dining Room
- Three Bedrooms (Master with En-Suite)
- Front & Rear Gardens
- Ideal for First Time Buyers, Families & Investors
- Popular Residential Development
- Contemporary Kitchen
- Family Bathroom & Ground Floor WC/Cloakroom
- Off-Road Parking for Two Vehicles
- EPC - B

Guide Price £259,500



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DESCRIPTION

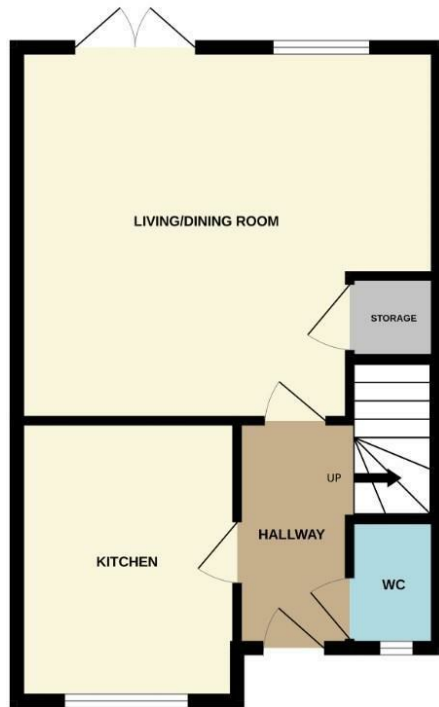
This modern three bedroom semi-detached house is nicely situated within a modern development to the outskirts of Penrith town, enjoying excellent access to a wealth of amenities and transport links including the A66 and the M6 motorway. Internally, the accommodation offers a bright and airy layout, including an open-plan living/dining room, contemporary kitchen and three good-sized bedrooms, the master enjoying en-suite facilities. Stepping outside, there is parking for two vehicles at the front of the property, along with turfed front and rear gardens. Contact Hunters today to schedule your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, kitchen, living/dining room and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and bathroom to the first floor. Externally there is off-road parking and gardens to the front and rear. EPC - B and Council Tax Band - C.





GROUND FLOOR



1ST FLOOR



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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Viewings

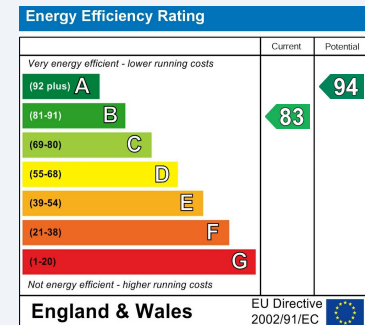
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.