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## **6 Cumberland Close, Clifton, Cumbria, CA10 2EN**



- **Modern Mid Terraced Cottage**
- **Popular Village Location 3 Miles South of Penrith**
- **Living Room and Dining Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Gardens to the Front and Rear, Parking Space and Garage**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC Rating - B**

**Price £198,000**

In the popular village of Clifton, 3 miles from the centre of Penrith, 6 Cumberland Close is a modern mid terraced town house offering, Entrance Porch, Dining Kitchen, Living Room, Front Vestibule, 3 Bedrooms and a Bathroom with a shower over the bath. Outside there are Gardens to the front and rear and an Off Road Parking Space leading to the Garage. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

### **Location**

From the centre of Penrith, head south on the A6, drive through Eamont Bridge and into Clifton. Drive passed the school and down the hill and turn left into Cumberalnd Close. Keep to the left, number 6 is on the left.

### **Amenities Penrith**

In the village of Clifton, there is a Primary School, a Village Hall and a Public House . All main facilities are in Penrith.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure Freehold**

The property is freehold and the council tax is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

The natural entrance is to the rear through a composite security door to the;

### **Porch**

With ceramic tiled flooring, a uPVC double glazed window to the front and a part glazed door to the;

### **Dining Kitchen 10'1 x 15'9 (3.07m x 4.80m)**

Fitted with a range of oak fronted units and a cream flecked work surface incorporating a 1 1/2 single drainer sink with mixer tap and tiled splashback. There is a space for a slot in electric cooker, space for an under counter fridge and plumbing for a washing machine. A breakfast bar has display cupboards above. There is a single radiator, a uPVC double glazed window and a multi pane glazed door to the;



### **Living Room 16'2 x 15'9 (4.93m x 4.80m)**

An electric flame effect fire is set in a polished stone surround and a blanked off fireplace which could be reopened. The one side of the chimney is a built in floor cupboard. There is a single radiator, a TV aerial lead, a telephone point and uPVC double glazed window faces onto the front garden. Stairs lead to the first floor and a door opens to a vestibule with uPVC double glazed door opening to the garden.



### **First Floor- Landing**

A built in cupboard above the stairwell houses a Baxi gas fired condensing combi boiler for the hot water and central heating. A ceiling trap gives access to the roof space.

### **Bedroom One 9'2 x 12'4 (2.79m x 3.76m)**

Built in furniture gives hanging, shelf and locker space. There is a single radiator, a telephone point and uPVC double glazed window.



### **Bedroom Two 13'10 x 8'11 (4.22m x 2.72m)**

Having a single radiator and a uPVC double glazed window.



### **Bedroom Three 8'5 x 6'6 (2.57m x 1.98m)**

Having a single radiator and a uPVC double glazed window.



### **Bathroom 5'5 x 6'2 (1.65m x 1.88m)**

Fitted with a toilet, a wall mounted wash basin and a square ended bath with Mira mains fed shower over. The walls are fully tiled and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



### **Outside**

The front garden is to grass with rose borders, a picket fence to the roadside with a grate and a flagged path to the door.



The rear garden is part to lawn and part to block paving with a tall conifer hedge to one side and a fence to the other. A path along the side of the garage leads to an off road parking space which in turn gives access to the;

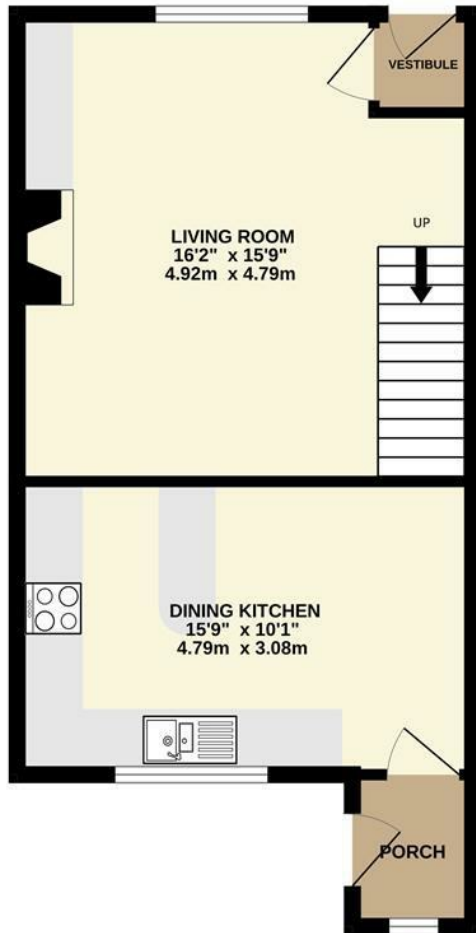


### **Garage 17'1 x 8'2 (5.21m x 2.49m)**

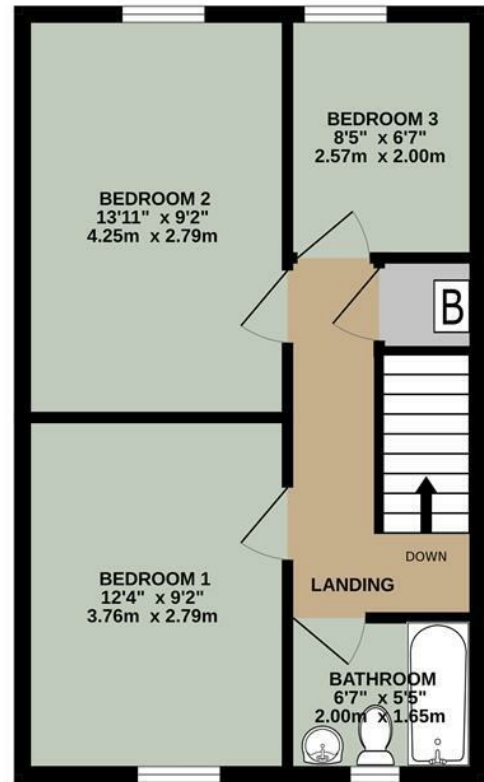
Having an up and over door, a light and power point.



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

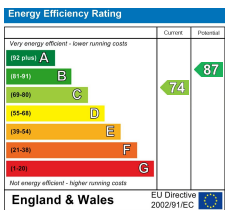


1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

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