

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

22 Clifton Hill Gardens, Clifton, Clifton, CA10 2FE



- **Modern Mid Terrace Home in a Desirable Village Location**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms, En-Suite Shower + House Bathroom**
- **Off Road Parking for 2 Cars**
- **Securely Enclosed Garden to the Rear**
- **Mains Gas Heating via a Condensing Boiler + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate - C . Council Tax Band - C**

Price £220,000

Village life is made easy with this excellent modern mid terraced home, set in a cul-de-sac, within the popular village of Clifton, only 3.5 miles from the centre of Penrith. Number 22 Clifton Hill Gardens offers smart, practical and efficient accommodation comprising: Hallway, Cloakroom, Living Room, Dining Kitchen, 3 Bedrooms, En-Suite Shower Room and a Bathroom. Outside there is Off Road Parking for 2 Cars and a Secure Enclosed Rear Garden. the property also has the benefit of Mains Gas Central Heating and uPVC Double Glazing.

Location

From Penrith, head South on the A6, cross over the A6/A66 roundabout and continue on the A6 through Eamont Bridge. Drive on to Clifton. Clifton Hill Gardens is on the left hand side, approximately 100 yards past the village school.

Amenities

In the village of Clifton, there is a Primary School, Public House . All main facilities are in Penrith. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

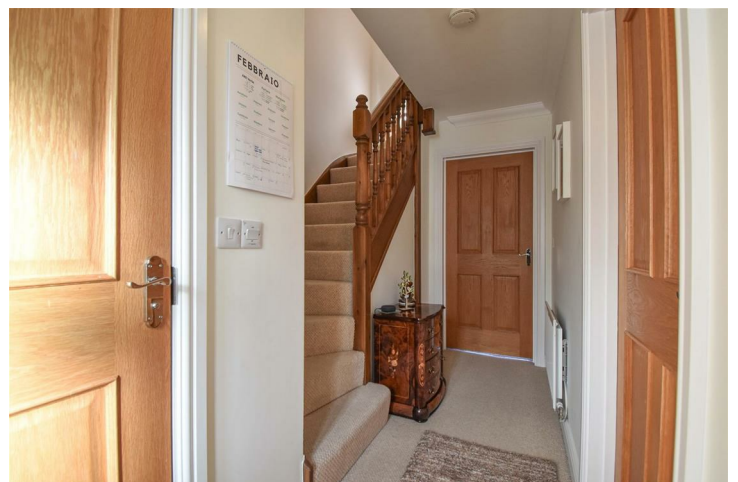
ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs lead off to the first floor with natural wood handrail and spindles. There is a single radiator and oak panel doors off.



Cloakroom

Fitted with a white toilet and wash basin. The walls are part tiled and there is a single radiator, a passive air vent and uPVC double glazed window to the front.

Living Room 11'11 x 15'7 (3.63m x 4.75m)

A uPVC acoustic double glazed window and acoustic uPVC double glazed french doors with integral venetian blinds to the rear look onto the garden. A door gives access to the under stairs cupboard and there is a double radiator, a TV and telephone point and a satellite lead.



Dining Kitchen 13'8 x 8'5 (4.17m x 2.57m)

Fitted with a range of gloss white fronted wall and base units with a slate effect work surface incorporating a 1 1/2 stainless steel single drainer sink and mixer tap. There is a built in AEG electric oven and gas hob with a stainless steel splashback and extractor hood, an integral fridge freezer, dishwasher and washing machine.

A uPVC double glazed bay window faces to the front, and there is a double radiator, a passive air vent and recessed halogen lights to the ceiling.



First Floor - Landing

Having a built in airing cupboard above the stair head with a Worcester gas fired condensing boiler providing the hot water and central heating. A ceiling trap gives access to the roof space and there is a passive air vent and oak panel doors off.

Bedroom One 11'11 x 8'5 (3.63m x 2.57m)

Built in wardrobes gives hanging and shelving space. uPVC acoustic double glazed windows with integral blinds faces to the rear and gives an open outlook across the surrounding countryside to the Pennines. There is a single radiator, a TV and telephone point.



En-Suite 3'11 x 8'5 (1.19m x 2.57m)

Fitted with a white toilet, wash basin and a large shower enclosure, tiled to three sides with a Mira mains fed shower. There is a chrome heated towel rail, a shaver socket/light and a passive air vent.



Bedroom Two 9'6 x 8'5 (2.90m x 2.57m)

A built in wardrobe gives hanging and shelving space. There is a uPVC double glazed window to the front, a single radiator and a TV point.



Bedroom Three 10'3 x 6'9 (3.12m x 2.06m)

A uPVC acoustic double glazed window to the rear has integral blinds and an outlook across the surrounding countryside to the Pennines. There is a single radiator.



Bathroom 5'7 x 7' (1.70m x 2.13m)

Fitted with a white three piece suite, having mixer handset shower taps. The walls are part tiled, there is a heated towel rail. The ceiling has recessed halogen down lights and there is a passive air vent and uPVC double glazed window to the front.



Outside

To the front of the house is a block paved parking area for two cars.

To the rear is an enclosed rear garden mainly to lawn with a flagged patio by the French doors, a shrub bed and a pond. A path leading across the rear and side of the neighbouring property allows access to the garden without going through the house.

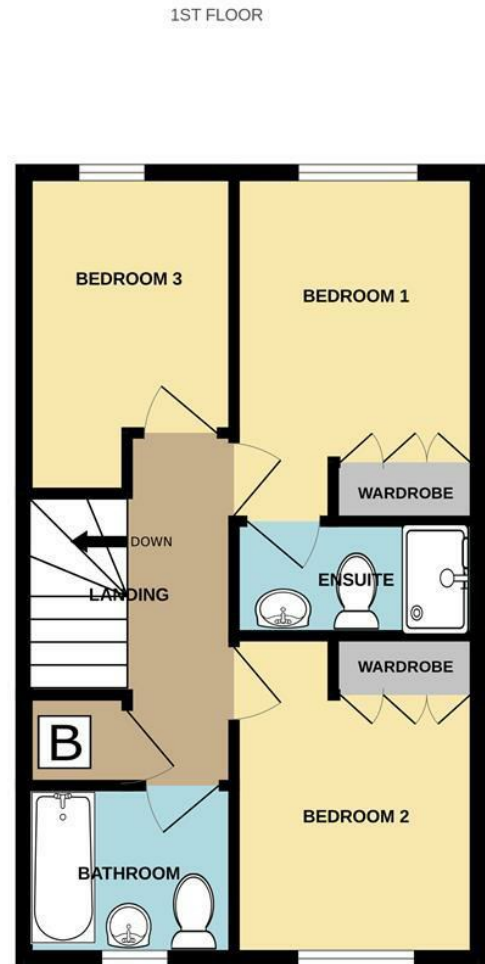


Referral Fees

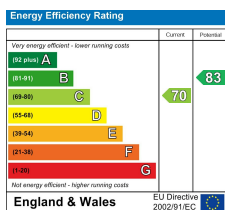
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



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