

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

21 Clifton Hill Gardens, Clifton, CA10 2FE



- **Modern End Terrace Home in a Desirable Village Location**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms, 1 with En-Suite + Shower Room**
- **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**

Asking price £230,000

Village life is made easy with this excellent modern end terraced home, set in a cul-de-sac, within the popular village of Clifton, only 3.5 miles from the centre of Penrith. Number 21 Clifton Hill Gardens offers, practical and efficient accommodation comprising: Hallway, Cloakroom, Living Room, Dining Kitchen, 3 Bedrooms, 1 with En-Suite and a Shower Room. 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 via a condensing boiler and uPVC Double Glazing combined with high levels of insulation to give a high level of energy efficiency.

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, 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.

There is a management fee for the upkeep of the communal areas in the sum of £200 per annum.

Tenure

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through a modern composite security door.

Hallway

Stairs lead to the first floor with polished handrail and spindles. There is a single radiator and doors off to the cloakroom, dining kitchen and;



Living Room 11'7 x 15'8 (3.53m x 4.78m)

Having a double radiator, a TV point and satellite lead. A door opens to a large understairs store cupboard and a uPVC double glazed window and double doors overlook the garden to the rear..



Dining Kitchen 13'9 x 8'6 + bay (4.19m x 2.59m + bay)

The kitchen area is fitted with a range of gloss white shaker style units and a granite effect worksurface incorporating a stainless steel, one and a half bowl single drainer sink with mixer tap and tiled splash back. There is a built-in AEG electric oven and gas hob with stainless steel extractor hood above, an integral fridge freezer, an integral dishwasher and plumbing for a washing machine. The ceiling has recessed downlights and there is a double radiator and a uPVC double glazed bay window to the front.



Cloakroom

Fitted with a contemporary toilet and having plumbing for a wash basin. The walls are part tiled there is an extractor fan and a uPVC double glazed window.



First Floor-Landing

A cupboard above the stairhead houses a Worcester gas fired condensing Combi boiler providing the hot water and central heating. There is a ceiling trap giving access to the insulated loft and doors lead off to the bedrooms and bathroom.

Bedroom One 11'10 x 8'5 (3.61m x 2.57m)

There is a built-in wardrobe with hanging in shelf space, a single radiator, TV aerial point and a uPVC double glazed window to the rear with a view to the fields beyond the railway line.



En-Suite 3'10 x 8'5 (1.17m x 2.57m)

Fitted with a contemporary wash hand basin, toilet and a large shower enclosure, tiled to three sides with a mains fed shower. The ceiling has recessed down lights and there is a heated towel rail, a shaver socket and an extractor fan.



Bedroom Two 9'7 x 8'5 (2.92m x 2.57m)

There is a single radiator, a TV aerial point and a uPVC double glazed window to the front with an outlook between the houses opposite to the surrounding countryside.



Bedroom Three 10'3 x 6'10 (3.12m x 2.08m)

There is a single radiator, a TV aerial point and a uPVC double glazed window to the rear with a view to the fields beyond the railway line.



Shower Room 5'6 x 6'8 (1.68m x 2.03m)

Fitted with a contemporary toilet, wash basin and a large step in shower enclosure with marine boards to three sides and a two head mains fed shower over. The walls are part tiled. and there is a heated towel rail , recessed downlights, extractor fan and a uPVC double glazed window to the front.



Outside

To the front of the house is a block paved driveway providing off-road parking for at least two cars. A flagged path and gate to the side of the house leads to the rear.

The rear garden is laid mainly to lawn with a flagged patio area by the house and path to a wooden shed having light and power



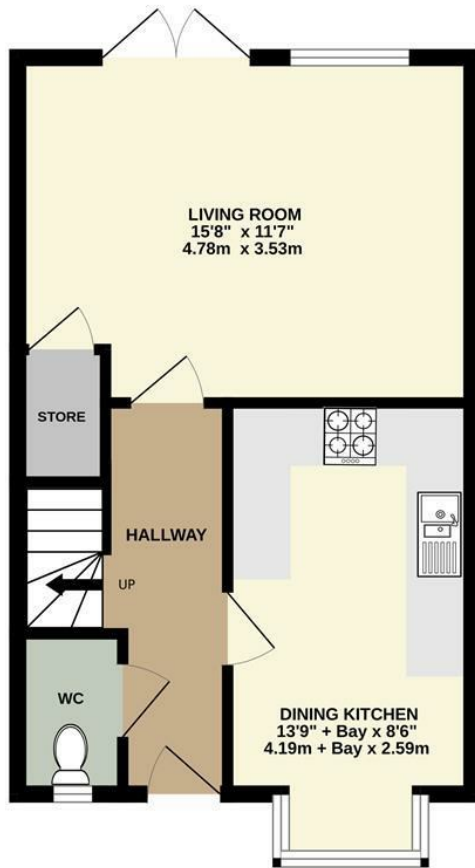
Referral Fees

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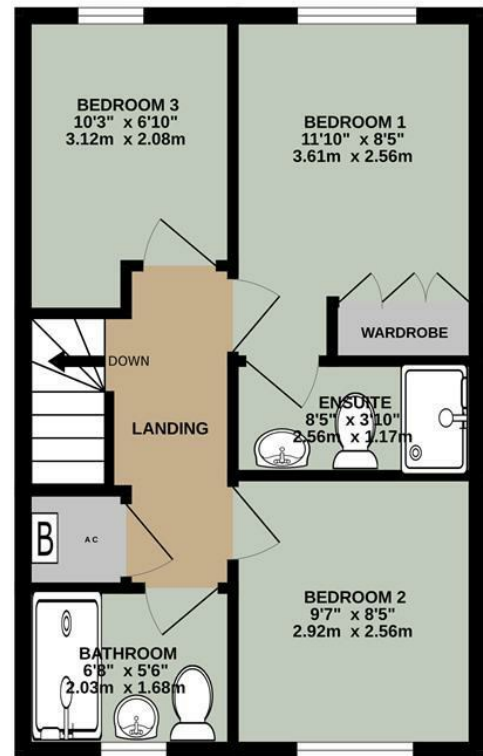
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

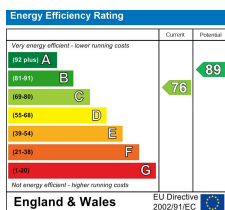


1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

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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