

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

33 Cumberland Close, Clifton, CA10 2EN



- **Semi Detached Home with Planning Permission for Ground Floor Extension**
- **Desirable Village 3 Miles South of Penrith**
- **Living Room, Fully Fitted Dining Kitchen + Conservatory**
- **3 Bedrooms + First Floor Bathroom**
- **Off-Road Parking Space + Adjoining Garage.**
- **Generous Enclosed Rear Garden**
- **UPVC Double Glazing + Mains Gas Central Heating via a Condensing Boiler**
- **Tenure – Freehold. EPC Rate C . Council tax Band - C**

Price £265,000

Just under 3 miles from the centre of Penrith and with easy access to the Lowther Valley, the Lake District National Park and the Westmorland Dales National Park, 33 Cumberland way is a modern semi-detached home with many updates carried out by the current owners. The accommodation comprises; Entrance Hall, Living Room, fully fitted Dining Kitchen, Conservatory, 3 Bedrooms and a Bathroom. Outside there is a small four court garden, off-road parking space and adjoining garage. A generous enclosed garden to the side and rear. The property benefits from UPVC double glazing, a living flame stove in the living room and mains gas central heating via a condensing boiler. There is also planning permission for a ground floor extension.

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 Cumberland Close.

Amenities

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

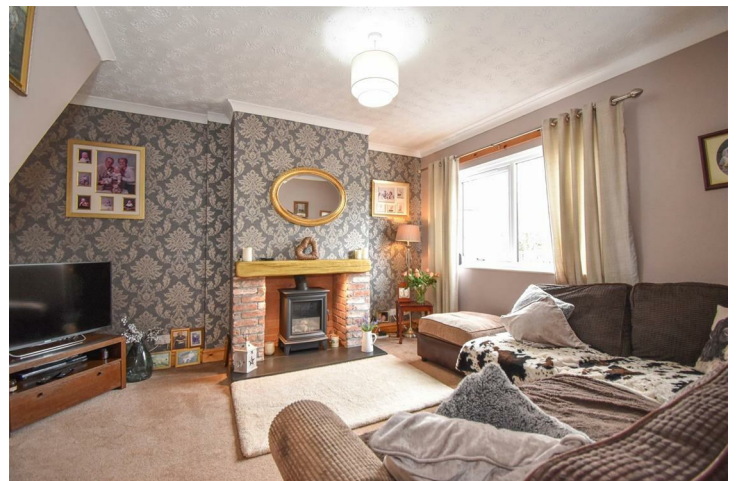
Through a composite security door with double glazed inset to the;

Hall

Having laminate flooring, a single radiator and stairs to the first floor. Glazed oak doors lead off to the dining kitchen and;

Living Room 14'4 x 11'9 (4.37m x 3.58m)

A remote control living flame gas stove is set in a brick back and stone hearth with a rustic oak mantle. There is a uPVC double glazed window to the front, a double radiator, a TV and telephone point.



Dining Kitchen 11'9 x 15'9 (3.58m x 4.80m)

Fitted with a range of contemporary gloss fronted units to three sides and a wood effect worksurface incorporating a composite single drainer sink with pillar tap. There are two built-in ovens, one with warming drawer, a five ring gas hob with glass splashback and cooker hood above, an integral larder fridge, dishwasher, wine chiller and plumbing for the washing machine. One of the cabinets houses the Worcester condensing combi boiler providing the hot water and central heating. There is a double radiator, a uPVC double glazed window to the rear and a glazed oak door to the;



Conservatory 7'9 x 13'3 (2.36m x 4.04m)

Being a double glazed timber frame on a low wall with a polycarbonate roof, laminate flooring and sliding door leading outside.



First Floor - Landing.

Having a ceiling trap with drop-down ladder to the roof space above. Doors lead off.

Bedroom One 11'10 x 9'7 (3.61m x 2.92m)

There is a recessed wardrobe area with hanging rail, a single radiator and a uPVC double glazed window to the rear.



Bedroom Two 11'1 x 7'9 (3.38m x 2.36m)

Having a recessed wardrobe area, a single radiator, a TV point and a uPVC double glazed window to the front.

Bedroom Three 7'10 x 7'7 (2.39m x 2.31m)

There is a single radiator and a uPVC double glazed window to the front.

Bathroom 8'4 x 5'9 (2.54m x 1.75m)

Fitted with a toilet and wash basin in a vanity unit with cupboards and a concealed system. There is a bath with a mains two head shower over, tiles around and a clear screen. There is a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

The front garden is laid to slate chippings with a path to the front door. There is an off-road parking space leading to the;

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

Having an up and over door lights and a power point.

A gate to the side of the house opens into the garden which extends around the side and rear of the house, being mainly to grass with a stone flagged path around the conservatory to a patio area by the conservatory door.



There is a large raised deck area to one side and a 5 foot fence around the perimeter of the garden.

Referral Fees

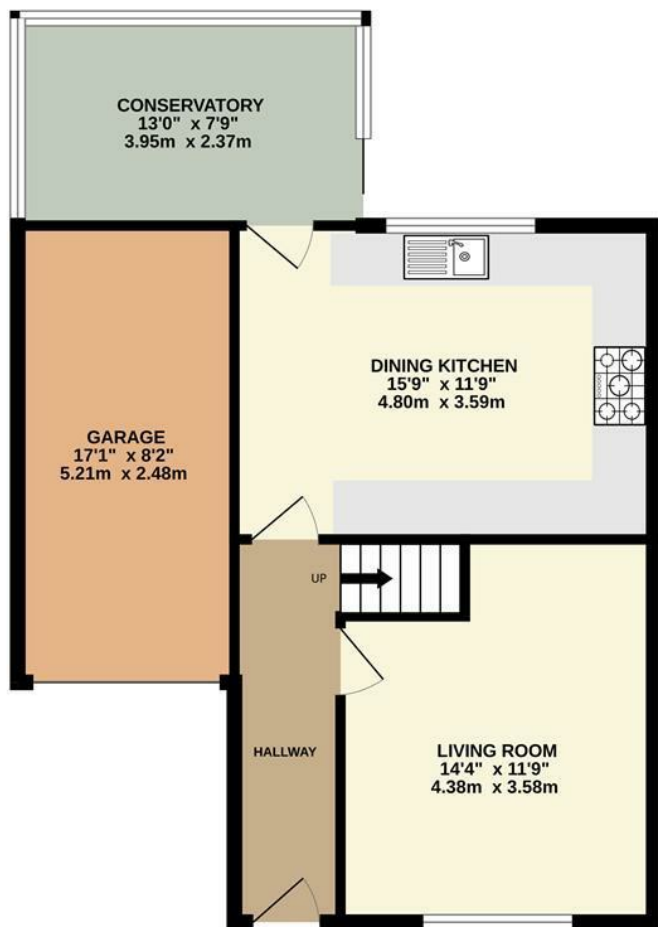
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

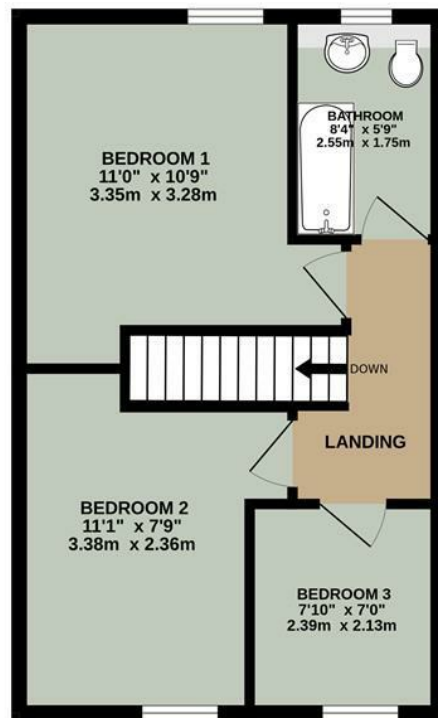
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

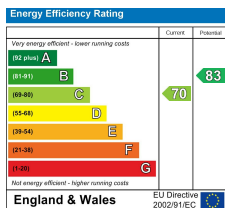


1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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