



24 Clifton Hill Gardens, Clifton, CA10 2FE

Guide Price £250,000

PFK

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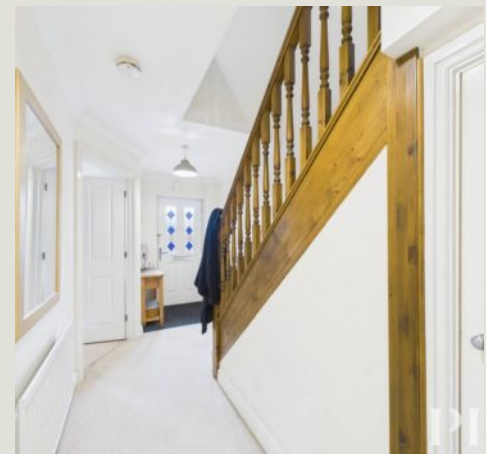
The property:

Step inside this charming 3-bedroom semi-detached 'Aspen' style Story home, a cosy abode that's perfect for families, this home is ready to welcome its new owners with open arms. Built in 2013, this property boasts a spacious dining kitchen complete with French doors that open up to the inviting rear garden, creating a seamless indoor-outdoor flow. The ground floor is completed with a large lounge, plus a cloakroom WC for convenience. The first floor has a spacious landing, the master bedroom comes with its own en-suite for added convenience, making mornings a breeze. There are two further good sized bedrooms, plus a family bathroom.

Externally there is driveway parking for two vehicles, a front garden and secure gated access to the rear garden which is mainly laid to lawn.

KEY FEATURES:

- Semi detached 'Aspen' style Story home built in 2013
- Spacious dining kitchen with French doors to the rear garden
- Master bedroom with en-suite
- Tenure - Freehold
- EPC - TBC
- Council Tax - Band C



Clifton, Penrith

The location:

Clifton is a picturesque village near Penrith in Cumbria, UK, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well-regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

Directions

24 Clifton Hill Gardens can be located with the postcode CA10 2FE and identified by a PFK For Sale board. Alternatively by using What3Words: [///master.passively.informer](#)

Services

Mains electricity, gas, water & drainage; gas central heating; triple glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Management Company Charges

This development is managed by Clifton Hill Management Limited and the annual fees payable in 2025 are £345.00





ACCOMMODATION

Entrance

Hallway

Lounge

15' 5" x 13' 0" (4.71m x 3.97m)

Cloakroom WC

Kitchen / Diner

18' 1" x 9' 1" (5.52m x 2.77m)

Utility Room

7' 6" x 4' 10" (2.29m x 1.47m)

FIRST FLOOR

Landing

Bedroom 1

12' 11" x 11' 8" (3.93m x 3.56m)

En-suite

Bedroom 2

9' 9" x 9' 3" (2.96m x 2.83m)

Bedroom 3

9' 5" x 7' 11" (2.86m x 2.42m)

Bathroom





EXTERNALLY

Front Garden

Rear Garden

Driveway

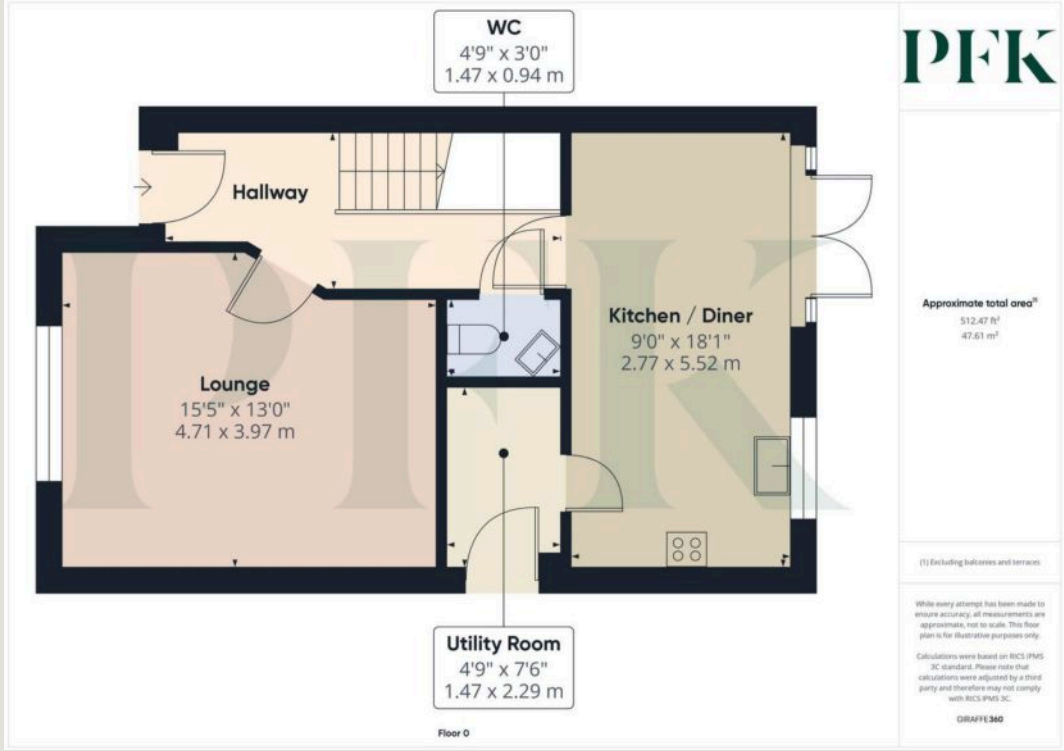
2 Parking Spaces

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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