



17 Wandsworth Gardens, Shap, CA10 3PE

Guide Price £180,000

PFK

17 Wandsworth Gardens, Shap

The property & location:

Presenting a superb three double bedroom semi-detached house boasting spacious and versatile living accommodation. This delightful property comprises two reception rooms, plus a study, a modern kitchen and cloakroom WC complete the ground floor. The first floor boasts three double bedrooms plus a modern bathroom suite.

You'll be enchanted by the fabulous outside space which features a southerly aspect garden, complete with two large patio areas, a well-maintained lawn, shed, raised bed, and secure gated side access path from front to rear. Additionally, the property offers a block paved driveway to the front, allowing for convenient off-road parking. This property presents an excellent opportunity for those seeking a comfortable family home with generous living space and an inviting outdoor area to enjoy.

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.



ACCOMMODATION

Entrance

Hallway

Lounge

15' 8" x 9' 10" (4.78m x 2.99m)

Dining Room

9' 6" x 9' 1" (2.90m x 2.78m)

Study

6' 2" x 5' 10" (1.87m x 1.77m)

Cloakroom WC

5' 6" x 2' 10" (1.68m x 0.86m)

Kitchen

10' 8" x 8' 11" (3.26m x 2.71m)

FIRST FLOOR

Landing

Bedroom 1

15' 11" x 9' 7" (4.84m x 2.93m)

Bedroom 2

9' 10" x 9' 2" (3.00m x 2.80m)

Bedroom 3

10' 7" x 8' 10" (3.23m x 2.68m)

Bathroom

7' 0" x 6' 2" (2.14m x 1.87m)

EXTERNALLY

Garden

Fabulous southerly aspect rear garden with two large patio areas, lawn, shed, raised bed to the rear and secure gated side access path from the front to the rear.

Driveway

Block paved driveway to the front of the property.



Study
5'9" x 6'1"
1.77 x 1.87 m

Dining Room
9'6" x 9'1"
2.90 x 2.78 m

Kitchen
8'10" x 10'8"
2.71 x 3.26 m

Hallway

WC
2'9" x 5'6"
0.86 x 1.68 m

Lounge
9'9" x 15'8"
2.99 x 4.78 m

Floor 0

Approximate total area⁽¹⁾

855 ft²

79.2 m²

Bedroom 1
9'7" x 15'10"
2.93 x 4.84 m

Bedroom 3
8'9" x 10'7"
2.68 x 3.23 m

Landing

Bedroom 2
9'10" x 9'2"
3.00 x 2.80 m

Bathroom
7'0" x 6'1"
2.14 x 1.87 m

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ADDITIONAL INFORMATION

Directions

17 Wandsworth Gardens can be located with the postcode CA10 3PE and identified by a PFK For Sale board.
Alternatively by using What3Words:
///strain.airless.fluctuate

Council Tax band: A

Tenure: Freehold

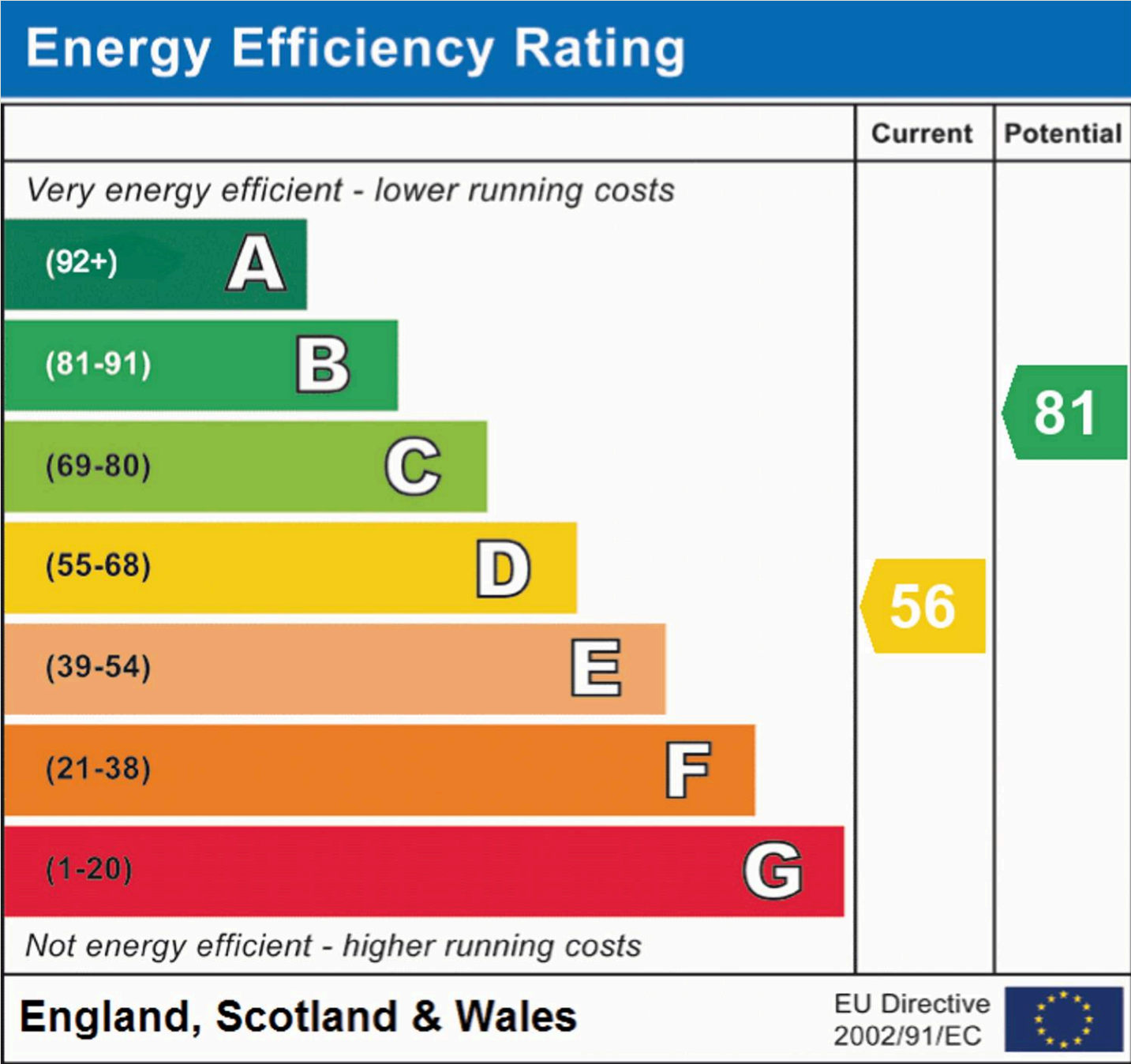
EPC Energy Efficiency Rating: D

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 :
Naphthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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