



4 Carleton Road, Penrith, CA11 8JN

Guide Price **£240,000**

PFK

4 Carleton Road

The property:

Location Location Location!

This superb 3 bedroom semi is a perfect family home in a prime location, with level walking into the town centre in around 5 minutes, it's no wonder properties along here don't come up for sale often.

Number 4 Carleton Road is offering a wonderful opportunity for you to create your perfect family home, with many of the neighbouring properties utilising the generous plot sizes to extend and add garages, you may wish to seek planning to do the same.

However, as it stands there are two reception rooms, the front with a bay window, the rear with French doors out to the patio, and a good sized kitchen. On the first floor you will find three bedrooms and a modern wet room. Outside the front garden sets the property nicely back from the road and there is unrestricted on street parking for your convenience. To the rear there is a back garden with two useful sheds, and a long driveway offering ample private parking, which is accessed via a road from the top of Old London Road at the junction with Carleton Road.

Don't pass up on this incredible opportunity to purchase a fabulous family home.





Penrith

The location & directions:

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

Directions

4 Carleton Road can be located with the postcode CA11 8JN and identified by a PFK For Sale board. Alternatively by using What3Words: [///happening.striving.broadcast](https://www.what3words.com/#!/happening.striving.broadcast)



Council Tax band: C

Tenure: Freehold

EPC - TBC

ACCOMMODATION

Entrance

Reception 1

11' 9" x 10' 4" (3.58m x 3.15m)

Reception 2

14' 11" x 10' 0" (4.55m x 3.04m)

Kitchen

11' 8" x 10' 8" (3.55m x 3.26m)

FIRST FLOOR

Landing

Bedroom 1

11' 10" x 8' 10" (3.60m x 2.70m)

Bedroom 2

10' 1" x 8' 10" (3.07m x 2.70m)

Bedroom 3

6' 10" x 6' 0" (2.09m x 1.83m)

Wet Room

6' 6" x 6' 1" (1.98m x 1.85m)

EXTERNALLY

The property is set back from the main road, with a gated and walled front garden, with pedestrian footpath to the front door and lead down the side to the rear of the property. The front garden is mainly laid to lawn with flower bed / shrub borders.

Large rear garden with lawn area, two sheds, patio.

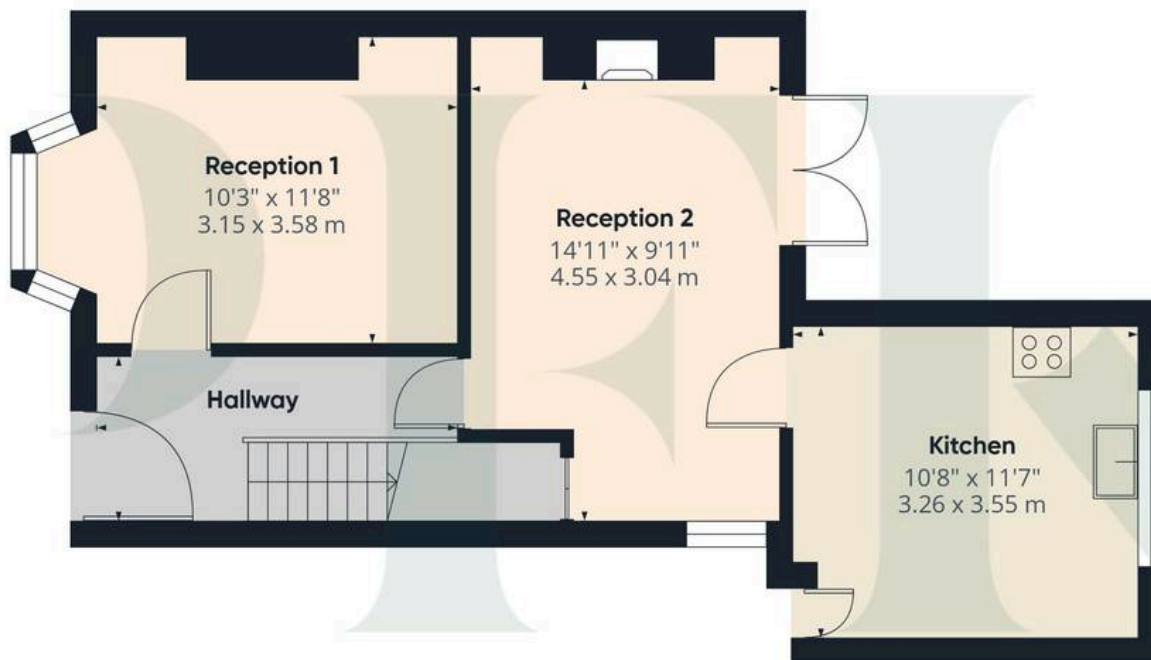
PARKING

On street parking is available to the front of the property.

Driveway

Driveway parking to the rear of the property.





Floor 0

Approximate total area⁽¹⁾

809 ft²

75.2 m²



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

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 : 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 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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