



2 Fairview Gardens, Clifton, CA10 2DZ

Guide Price £185,000

PFK

2 Fairview Gardens

The Property:

Immaculate 2-Bed Mid-Terrace with Garage & Enclosed Yard

This well presented and conveniently located two bedroom mid-terraced property is the perfect choice for first-time buyers or those seeking an easy to manage home with modern comforts. Immaculately maintained throughout, it offers a great balance of style, practicality, and convenience.

The accommodation begins with a welcoming entrance porch, featuring a newly fitted front door. From here, you step into a bright and spacious living room, complete with a decorative fireplace housing an electric fire. Stairs rise to the first floor, while a useful understairs cupboard provides handy storage. A door leads through to the kitchen, which offers generous space for dining alongside a well equipped range of wall and base units. Integrated appliances include a cooker and hob with extractor fan above.

A part glazed oak door opens into the utility room, fitted with additional wall and base units and complemented by a solid wood worktop. This versatile space accommodates freestanding appliances, including a washing machine, dishwasher, and fridge/freezer, and also houses the wall mounted boiler. A UPVC door leads to the enclosed rear yard, while another provides access into the garage.



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The property continued....

The garage itself features a manual up and over door, with parking immediately in front. Inside, fitted base units and power sockets make this a highly practical storage or workshop area.

Upstairs, two excellent double bedrooms await. The front bedroom benefits from a large over stairs cupboard, complete with shelving, hanging space, and a radiator, while the rear bedroom enjoys views over the enclosed yard. The family bathroom is fitted with a modern three piece suite, including WC, basin, and a bath with mains connected shower over. The loft is accessible from the landing.

Externally, to the front, a low maintenance area features decorative gravel, a flagged pathway, and steps. To the rear, a private, enclosed flagged yard includes a brick raised bed – an attractive yet easy to care for space ideal for relaxing outdoors.

This immaculate home combines low maintenance living with thoughtful design and practical features, making it a superb opportunity for its next owner.





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Clifton, Penrith

Clifton is a picturesque village near Penrith, 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.

- Immaculate 2 bed terraced property
- Conveniently located
- Well maintained throughout
- Deceptive proportions
- Offroad parking & single garage
- Excellent FTB home
- Tenure - Freehold
- Council Tax Band - B
- EPC rating C



ACCOMMODATION

Entrance Porch

3' 11" x 2' 11" (1.19m x 0.88m)

Living Room

13' 0" x 17' 4" (3.97m x 5.28m)

Kitchen / Dining

13' 0" x 9' 9" (3.97m x 2.96m)

Utility Room

5' 3" x 12' 3" (1.59m x 3.74m)

Garage

9' 11" x 17' 11" (3.03m x 5.45m)

Landing

6' 8" x 6' 2" (2.04m x 1.88m)

Bathroom

6' 0" x 6' 3" (1.84m x 1.91m)

Bedroom 1

13' 1" x 9' 9" (3.98m x 2.98m)

Bedroom 2

9' 7" x 10' 7" (2.92m x 3.23m)

EXTERNAL

Enclosed Yard

Parking - Off street - 1 Parking Space



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating along with two supplementary night storage heaters; double 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.

Directions

What3Words - [///thighs.baroness.plot](#) From junction 40 of the M6 turn east on to the A66. After 0.5 mile, at the first roundabout take the 4th exit on to the A6 (south). After approx. 2 miles pass Clifton church on the left, then the property is located a short distance along on the left hand side before the left onto Fairview Gardens.

Referrals & 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 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



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