



**17 Garden Close, Penrith, CA11 7LF**

Guide Price **£180,000**

**PFK**



# 17 Garden Close

## The property:

Searching for an exciting town centre project property, with front and rear gardens, plus a great workshop / outhouse space; well, here it is, get ready to view 17 Garden Close.

This home is in the middle of a terrace of three, in the middle of Penrith, such a super location and yet boasting impressively generous front and rear gardens. Inside the accommodation is aesthetically dated and ready for its next chapter, but you will find that the open plan ground floor space flows beautifully and the first floor offers two generous double bedrooms and a bathroom.

Viewing is highly recommended to appreciate this absolute gem of a starter home or development / investment opportunity.

## EXTERNALLY

Front and rear gardens

**Residents Parking Permit** - 2 Parking Spaces

On street parking

## Outbuilding / Workshop

10' 4" x 7' 11" (3.16m x 2.42m)

Located at the bottom of the rear garden is a useful workshop / outbuilding with power.







## Penrith

### The location:

Garden Close is a conveniently located area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

### ACCOMMODATION

#### Entrance

#### Living Area

12' 4" x 12' 0" (3.77m x 3.65m)

#### Dining / Kitchen Area

15' 4" x 8' 0" (4.67m x 2.44m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m)

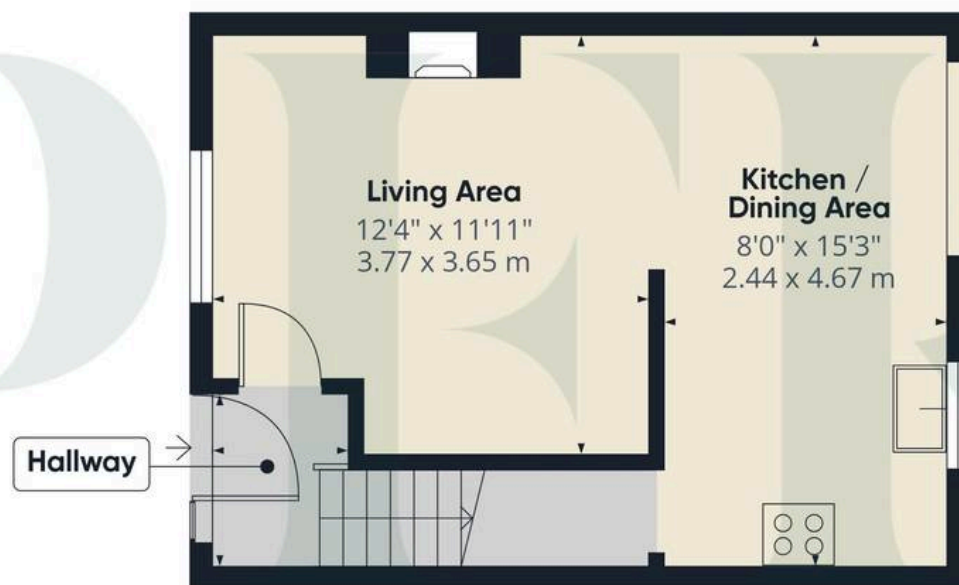
#### Bedroom 2

8' 8" x 8' 7" (2.64m x 2.61m)

#### Bathroom

6' 4" x 5' 5" (1.93m x 1.64m)





Floor 0 Building 1

Approximate total area<sup>(1)</sup>

596 ft<sup>2</sup>

55.4 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ADDITIONAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC rating C

Directions

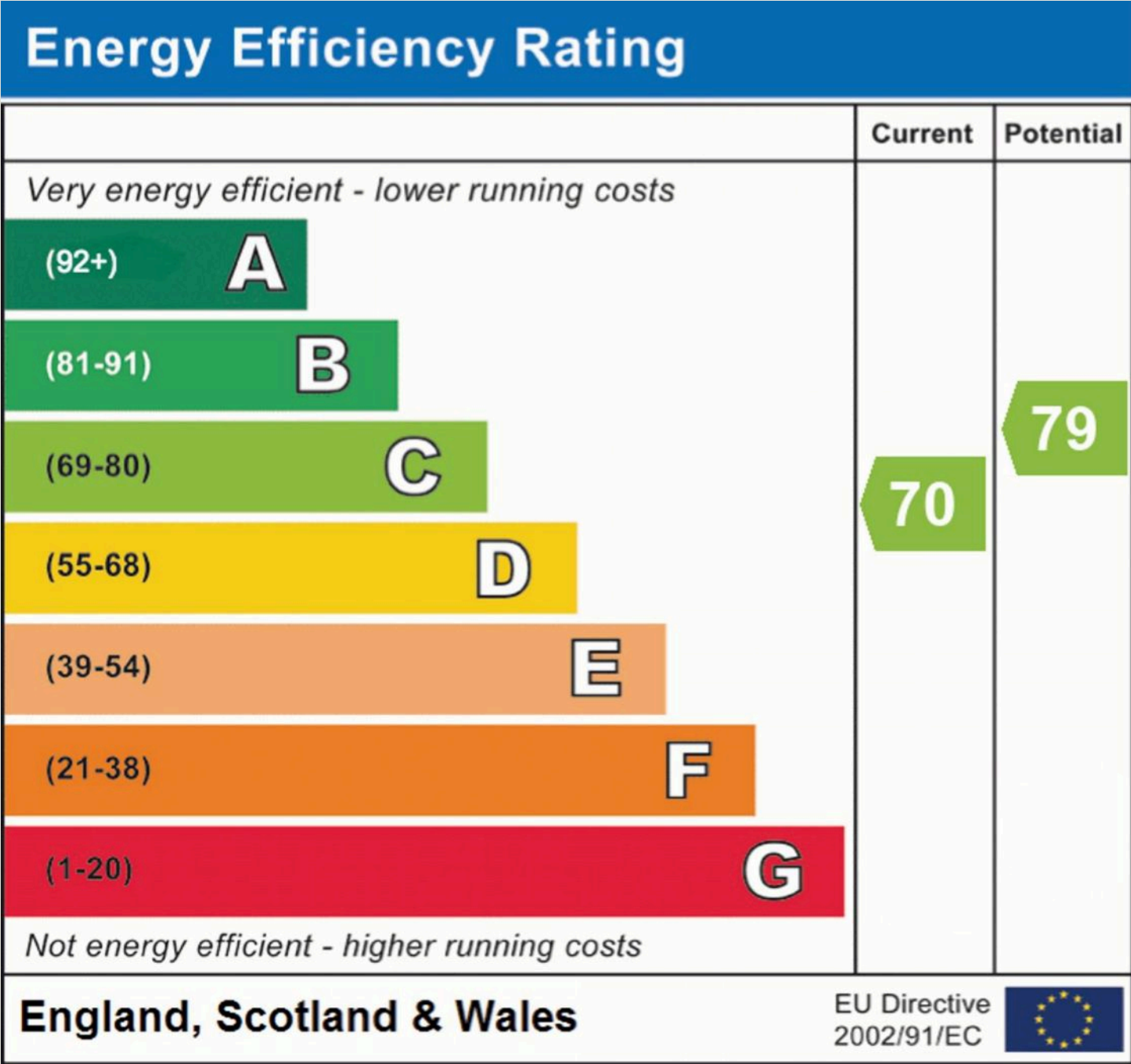
17 Garden Close can be located with the postcode CA11 7LF and identified by a PFK For Sale board. Alternatively by using What3Words: [///playback.pylons.tummy](#)

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 Fee Disclosure

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## PFK Estate Agents

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