



32 Carleton Meadows, Penrith, CA11 8UR

Guide price £195,000





32 Carleton Meadows

Penrith, CA11 8UR

- Immaculately presented modern end-terraced house
- Open plan lounge/kitchen
- Sold with no onward chain
- One parking space to the front and 2 additional parking spaces to the rear
- Short walk to town centre
- Found in excellent condition throughout
- Two double bedrooms and modern bathroom
- Enclosed rear garden
- Highly desirable residential location
- Close to schools and amenities

Sold with no onward chain and situated in a highly sought-after residential location just a stone's throw from Penrith town centre, local schools and a wide range of amenities, this beautifully presented two-bedroom end-terraced home is found in excellent condition throughout.

Ideal for first-time buyers, young families or buy-to-let investors, the current owner has purchased the freehold and maintained the property to an exceptional standard.

The accommodation briefly comprises an entrance hall, a spacious open-plan lounge and kitchen, two generous double bedrooms, and a well-appointed family bathroom.

Externally, the property benefits from three allocated parking spaces to the front and rear, along with an attractive, enclosed rear garden, providing an ideal space for relaxing or entertaining.

Directions

The property is found in the new Carleton area on the edge of Penrith. Head up Carleton Hill road and turn left onto the new estate. Continue along Primrose Drive and then onto Carleton Meadows. The property is on the right hand side.

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Entrance Porch

Composite front door leading into the entrance porch. Stairs off to the first floor and internal door to the open plan kitchen / lounge area. Fitted carpet. Radiator.

Lounge

12'5" x 11'10" (3.79 x 3.62)

Spacious lounge with uPVC French doors leading out to the rear garden. Fitted carpet. Radiator. W/C off.

Kitchen

9'4" x 8'11" (2.87 x 2.73)

Has a range of fitted wall and base units with complementing worksurfaces and stainless steel sink drainer unit with mixer tap. Integrated electric oven with gas hob and extractor hood over. Plumbing for a washing machine and space for a fridge freezer. uPVC double glazed window to the front elevation. Breakfast bar. Understairs storage cupboard.

Stairs / Landing

6'0" x 3'6" (1.85 x 1.07)

Stairs lead from the entrance porch up to the first floor landing. Doors to the bedrooms and bathroom. Fitted carpet. A ceiling hatch giving access to the loft space with a drop down ladder. The loft is a third boarded.

Bedroom One

12'4" x 7'7" (3.77 x 2.32)

Double bedroom with two uPVC double glazed windows to the front aspect. Fitted carpet. Radiator. There is also a single fitted wardrobe.



Bedroom Two

10'4" x 7'7" (3.15 x 2.33)

Double bedroom with fitted wardrobes. uPVC double glazed window to the rear aspect. Fitted carpet. Radiator.

Bathroom

5'9" x 5'6" (1.77 x 1.68)

Has a fitted three-piece suite comprising; panelled bath with mains shower unit over, low level w/c and sink unit. Tiled walls and flooring. Heated towel rail.

Outside

To the front is a block paved parking area for one car and pathway leading to the front door. There is a side gate to access the rear garden on the left of the property with a passageway to the rear garden with access to an outside tap. To the rear is an enclosed low maintenance garden with patio and pathway leading to a second patio area. There is a gate to the side of the rear garden giving access to the rear car parking spaces (two spaces).

Services / Additional Information

The property is served by mains gas, electricity, water and drainage. Fibre optic broadband available. Our clients purchased the freehold. There is an annual estate/green maintenance fee, approximately £150 per annum. Any furniture/fittings can be negotiated if required.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

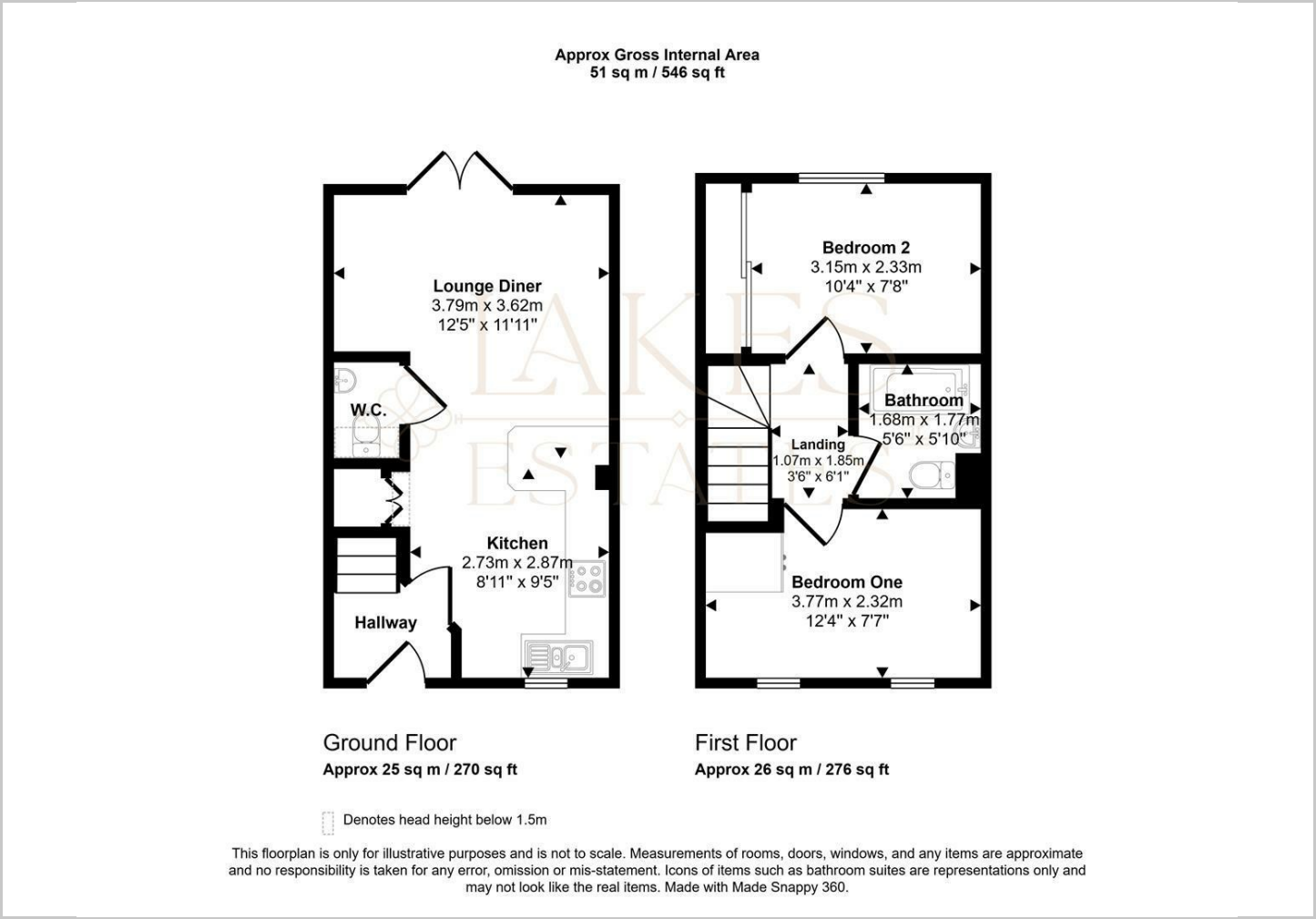
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



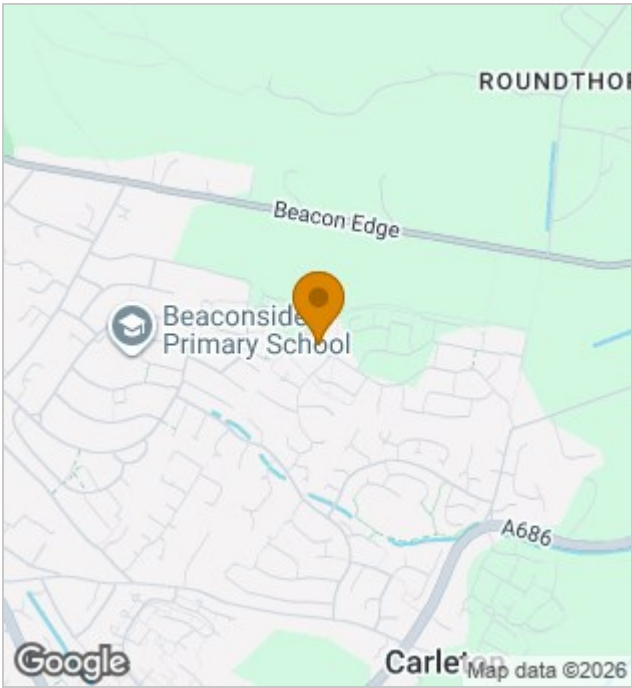
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

