



## Clifton

**£225,000**

26 Clifton Hill Gardens

Clifton

Penrith

CA10 2FE

A modern three bedroom semi detached house constructed by Story Homes on this popular residential estate within Clifton village situated on the periphery of the Lake District National Park approximately three miles south of Penrith and six miles from Lake Ullswater at Pooley Bridge.

Clifton village provides a range of local amenities including primary school, church and public house.

Property Ref: P0033

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**Living Room**



**Bedroom One**



**Bedroom Two**

**Accommodation**

**Ground Floor:**

**Entrance Hall**

**Cloakroom** With WC, wash hand basin, ceramic wall tiling, radiator.

**Living Room** 15' 8" x 11' 10" (4.78 m x 3.61 max) With radiator, patio door leading to rear garden, under stairs cupboard.

**Dining Kitchen** 13' 8" x 8' 5" (4.17 m x 2.5 m) With a modern range of fitted base and wall units including pelmet lighting, stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, plumbing for washing machine, bay window, radiator.

**First Floor:**

**Landing** With built in airing cupboard.

**Bedroom 1** 9' 8" x 8' 5" (2.95m x 2.57m) Rear bedroom with radiator, built-in wardrobes

**En-suite Shower Room** With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

**Bedroom 2** 9' 6" x 8' 4" (2.90 m x 2.54 m) Front bedroom with radiator.



Dining Kitchen

**Bedroom 3** 8' 6" x 6' 10" (2.59m x 2.08) Rear bedroom with radiator.

**Bathroom** With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

**Outside** Side driveway providing parking spaces, rear garden with patio, lawn, stocked and shrubbed borders, shed.

**Tenure** Freehold.

**Services** Mains water, gas, electricity and drainage. Gas central heating to radiators.

**Council Tax** Band C.

**Energy Performance Certificate:** The full energy performance certificate is available on our website and also at any of our offices.

**Directions** From Penrith proceed onto the east bound A66 and take the fourth exit at the Kemplay roundabout towards Eamont Bridge. Proceed into Clifton village and the entrance to Clifton Hill Gardens is on the left after the primary school.

**Viewings** By appointment with Hackney & Leigh's Penrith office.

**Price** £225,000.



Family Bathroom

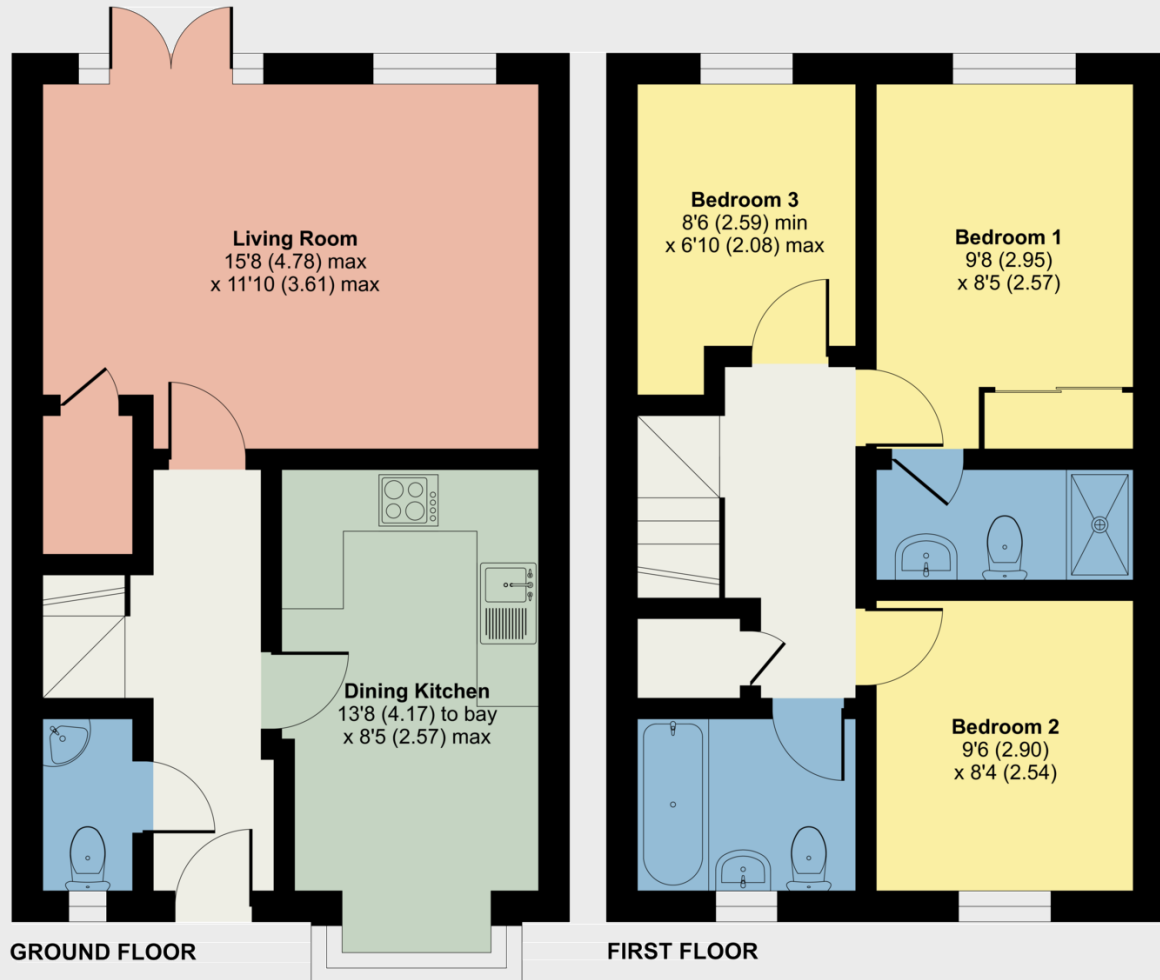


Rear Elevation

# Clifton, Penrith, CA10

Approximate Area = 852 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 738631

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