

Cumbrian Properties

11 Fairview Gardens, Clifton



Price Region **£270,000**

EPC-C

Family home | Popular village location
2 receptions | 4 bedrooms | 2 bathrooms
Garage and parking | Low maintenance garden

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An immaculately presented four bedroom family home located within the popular village of Clifton just 3 miles south of Penrith. Internally the property boasts spacious accommodation briefly comprising vestibule, entrance hall, lounge, kitchen, dining room, three double bedrooms, a generous single bedroom, en-suite shower room to the master bedroom and a family bathroom. Externally there is an easy to maintain garden, parking and integral garage with power and lighting. This property offers great value for money with ample space for any growing family.

The accommodation with approximate measurements briefly comprises:

UPVC door into vestibule.

VESTIBULE UPVC double glazed window to the front and door to entrance hall.

ENTRANCE HALL Coving to ceiling, radiator, staircase to the first floor and door to lounge.

LOUNGE (13'6 x 13'8) UPVC double glazed window to the front, radiator, coving to ceiling and gas fire sat on a marble effect hearth and surround. Door to kitchen.



LOUNGE

KITCHEN (10' x 8'8) Fitted kitchen incorporating single bowl sink unit with mixer tap, tiled splashbacks, space for cooker and space for under counter fridge. UPVC double glazed window to the rear, radiator and understairs storage cupboard. Door to utility room and open plan onto the dining area.



KITCHEN

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DINING AREA (11'3 x 7'6) Coving to ceiling, radiator and UPVC double glazed doors to the garden.



DINING ROOM

UTILITY ROOM (8'8 x 6'9) Wall and base units matching the kitchen, plumbing for washing machine, space for under counter freezer, wall mounted boiler, single bowl sink unit with drainer, radiator and tiled splashbacks. UPVC double glazed window to the rear, door to the integral garage. and UPVC double glazed door to the garden.



UTILITY ROOM

INTEGRAL GARAGE (15'9 x 8'9) With up and over door, space for additional white goods, power and lighting.

FIRST FLOOR LANDING Loft access and doors to bedrooms, bathroom and linen cupboard.

BEDROOM 1 (13'8 x 10'8) UPVC double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to side.

BEDROOM 2 (10'9 x 10') UPVC double glazed window to the rear and radiator.



EN-SUITE TO BEDROOM 1



BEDROOM 2

BEDROOM 3 (11' x 8'9) UPVC double glazed window to the rear and radiator.



BEDROOM 3



BEDROOM 4 (8'9 x 9' narrowing to 7'5) UPVC double glazed window to the front, radiator and built in wardrobes.

BATHROOM Four piece suite comprising bath with shower over, bidet, low level WC and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to the rear.



BEDROOM 4



BATHROOM

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OUTSIDE To the front of the property there is a block paved driveway providing parking for one car in front of the integral garage. Well stocked flower and shrub flower bed and a paved pathway leads up to the front door and around the side of the property with gated access to the rear. Low maintenance enclosed rear garden with paved patio seating areas and well stocked flower beds to the side and rear.



DIRECTIONS – From Penrith head south on the A6, drive through Eamont Bridge and onto Clifton. In the middle of the village, turn left, opposite the school into Fairview Gardens.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 