

PFK

23 Clifford Road, Penrith, Cumbria CA11 8PP

Guide Price: £235,000





PEK

LOCATION

Clifford Road is located in a popular, residential area of Penrith which caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

Enjoying gardens to both the front and rear of the property, 23 Clifford Road is an excellent, four bedroom, semi-detached property, complete with driveway parking and garage facilities.

Having been extended in the 1970's, this spacious, well-appointed home offers accommodation which briefly comprises entrance hallway, living room, dining room, sunroom, kitchen with useful pantry cupboard, integral garage with WC and utility facilities to the rear, along with three double bedrooms, one single bedroom and a shower room.

Externally, the driveway provides off road parking, whilst established gardens sit to both the front and rear. The rear garden offers a superb space to sit out and enjoy the the array of established flowers, shrubs and the far reaching outlook beyond. It also benefits from a greenhouse in situ.

This property has been a much-loved family home over the years and is now looking for new owners to make it their own.

ACCOMMODATION

Entrance Hallway

Accessed via obscure glazed, uPVC entrance door. Cloaks area, radiator, carpeting and stairs to first floor accommodation. Glazed inner door to:-

Living Room

4.13m x 3.95m (13' 7" x 13' 0") max. Bright, front aspect, reception room with gas fire (back boiler) set in stone fireplace with complementary, matching display shelving within the flanking recess. Carpeting, radiator and glazed, double doors giving access into:-

Dining Room/Second Reception Room

2.3m x 2.63m (7' 7" x 8' 8") A lovely light room and versatile in its use, with door to kitchen and sliding patio doors into the sunroom. Radiator and carpeting.

Sunroom

1.85m x 1.94m (6' 1" x 6' 4") Useful additional living space enjoying a pleasant outlook overlooking the garden. Low level wall, uPVC windows - these are obscured to one side to afford privacy to the neighbouring property, laminate flooring and uPVC door providing access to the garden.

Kitchen

2.61m x 2.64m (8' 7" x 8' 8") Rear aspect kitchen fitted with a range of wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. Space/point for freestanding cooker, space for under counter fridge and vinyl flooring. Door to shelved pantry and door to integral garage extension.

FIRST FLOOR

Landing

Providing access to four bedrooms and the family bathroom. Useful over stairs, shelved cupboard and access to loft space (via hatch).

Bedroom 1

3.26m x 3.74m (10' 8" x 12' 3") A good sized, dual aspect bedroom forming the upper level of the two-story garage extension and enjoying an attractive outlook. Carpeting, radiator and built in wardrobes and drawers.

Bedroom 2

3.62m x 3.30m (11' 11" x 10' 10") max. Front aspect, double bedroom with carpeting, radiator, built in units and shelved, cylinder cupboard.

Bedroom 3

3.0m x 3.1m (9' 10" x 10' 2") Rear aspect, double bedroom with carpeting, radiator and built in wardrobes and drawers.

Bedroom 4

1.89m x 1.96m (6' 2" x 6' 5") Front aspect, single bedroom with carpeting and radiator.

Shower Room

Fitted with three piece suite comprising fully tiled shower cubicle (with electric shower), WC and wash hand basin. Obscured rear aspect window, heated towel rail and tiled flooring.

EXTERNALLY

Driveway Parking

A private driveway to the front of the property provides off road parking and leads to:-

Integral Two-Storey Garage Extension

3.36m x 5.03m (11' 0" x 16' 6") A superb extended garage with up and over door, rear aspect window, door to kitchen, pedestrian door to the rear garden and further door to:-

Utility Area

2.28m x 1.25m (7' 6" x 4' 1") Fitted with WC and wash hand basin. Window to rear aspect and space/plumbing for washing machine and tumble dryer.

Gardens

An area of lawn with established shrubs and flower beds flanks the driveway to the front of the house. To the rear of the property there is a generously proportioned garden which enjoys a far reaching outlook and is well stocked with a variety of established shrubs and plants complemented by a combination of lawn and gravelled areas. It also has the benefit of a greenhouse in situ.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – 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.

SALE DETAILS

Mains water, drainage, gas and electricity. Gas central heating installed supplemented by back boiler in the living room fire (original one from the 1980's). Double glazed windows installed. The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

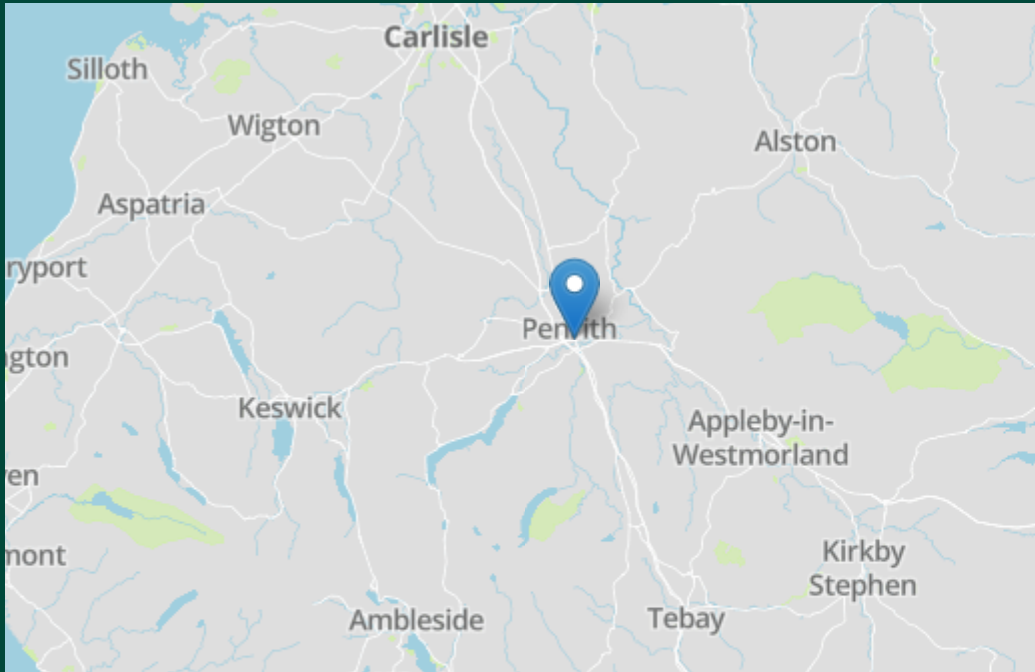
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: The property can be located via What3Words///cringes.trains.flopped - to front door.

From PFK Penrith office, follow the one way system (taking the right bend at the clock), turn left on to Great Dockray, then turn right and follow the road along, where you will eventually join on to Clifford Road. Number 23 is located on the left hand side - a short distance past the cricket club field.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		



Approximate total area⁽¹⁾
1055.29 ft²
98.04 m²

Reduced headroom
7.86 ft²
0.73 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

⌵ Reduced headroom (below 1.5m/4'9")

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to your plan for illustrative purposes only.

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