

Cumbrian Properties

15 Cumberland Way, Clifton



Price Region £255,000

EPC-C

Detached bungalow | Immaculately presented
1 reception | 2 bedrooms | 1 bathroom
Low maintenance garden | Garage, carport & driveway

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2/ 15 CUMBERLAND WAY, CLIFTON, PENRITH

An exciting opportunity to purchase an immaculately presented two bedroom detached bungalow located in the popular village of Clifton. Internally the well appointed accommodation briefly comprises entrance hall, lounge, kitchen with access to the garage, conservatory, bathroom and two bedrooms. Outside the property boasts a driveway providing parking for two cars, carport, garage with power and lighting and an enclosed easy to maintain rear garden. Sold with no onward chain, viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hall.

ENTRANCE HALL Radiator with decorative cover, coving to ceiling, storage cupboard, loft access and doors to lounge, bedrooms and bathroom.



ENTRANCE HALL

LOUNGE (13' x 11'3) UPVC double glazed door into the conservatory, coving to ceiling, radiator and door to dining kitchen.



LOUNGE

DINING KITCHEN (16'6 x 7'5) Fitted kitchen incorporating a 1.5 bowl sink with drainer, built in oven and hob with overhead extractor, space for under counter fridge and freezer and plumbing for washing machine or dishwasher. Tile effect flooring, radiator, coving to ceiling, UPVC double glazed window to the rear and door to garage.

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DINING KITCHEN

GARAGE (17' x 9'9) With up and over door, power and lighting, wall mounted boiler, UPVC double glazed door to the garden and double glazed window (non opening).

CONSERVATORY (12' x 11'8) UPVC double glazed windows, electric radiator and UPVC double glazed door to garden.



CONSERVATORY

BATHROOM A white three piece suite comprising panelled bath with shower over, low level WC and vanity unit wash hand basin. Heated towel rail, part tiled walls, tile effect flooring and UPVC double glazed window to the side.

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BATHROOM

BEDROOM 1 (11'4 x 9'5) UPVC double glazed windows to the front and side elevations, radiator, coving to ceiling and built in fitted wardrobes with mirrored sliding doors.



BEDROOM 1

BEDROOM 2 (9'9 x 7'5) UPVC double glazed window to the front, radiator and coving to ceiling.



BEDROOM 2

OUTSIDE To the front of the property is a lawned garden with gravelled borders and a block paved driveway providing parking for 2 cars leading to the carport and garage. A paved pathway leads around the side with gated access to the rear. Low maintenance rear garden with flower and shrub borders, an electric outdoor socket and water tap.

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GARDENS

LOCATION – Clifton has a thriving community with a church, a lovely pub the George & Dragon and a local primary school that is within easy walking distance of the property. Penrith is only 3 miles away and has two good secondary schools and provides easy access to local services, the M6 motorway and the Lake District National Park.

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.

EPC TO FOLLOW

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455

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Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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