

Cumbrian Properties

23 Cumberland Way, Clifton



Price Region £287,500

EPC-D

Detached house | Village location
1 reception | 3 bedrooms | 2 bathrooms
Conservatory | Generous garden | No chain

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2/ 23 CUMBERLAND WAY, CLIFTON, PENRITH

An attractive three bedroom detached house located in the popular village of Clifton that boasts beautiful walks from your doorstep, a great pub and is only minutes away from Penrith, the A66 and M6. Internally the well-presented accommodation briefly comprises of entrance hall, cloakroom, spacious lounge with doors to the conservatory and kitchen. To the first floor there are 3 well-proportioned bedrooms, en-suite shower room to the master bedroom along with a family bathroom. Outside the property occupies a lovely plot with a generous garden to two sides, driveway and garage. This property has been recently re-decorated throughout including new carpets and external rendering and would make a wonderful family home and would appeal to those looking to put their own stamp on a great home. Sold with no onward chain, viewing is essential to fully appreciate all that this property has to offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via double glazed door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, understairs storage cupboard, radiator and doors to lounge, kitchen and cloakroom.



ENTRANCE HALLWAY

CLOAKROOM White low level WC, wash hand basin, part tiled walls, radiator, oak effect flooring and wood framed double glazed window to the front.



CLOAKROOM

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LOUNGE (22'7 x 10'8) Wood framed double glazed window to the front, two radiators, gas fire with marble effect hearth and wooden surround. Wooden double doors lead through to the kitchen and UPVC double glazed door to the conservatory.



LOUNGE

CONSERVATORY (11'5 x 11') Electric radiator, wood flooring, UPVC double glazed windows and door providing access out to the garden.



CONSERVATORY

KITCHEN (12'8 x 8'4) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, plumbing and space for washing machine, built in oven, hob and extractor hood. Oak effect flooring, radiator, UPVC double glazed window to the rear and door to the garage.



KITCHEN

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GARAGE (18'4 x 9') With up and over door, power, lighting, wood framed double glazed window to the rear and wood framed double glazed door providing access to the garden.

FIRST FLOOR LANDING Wood framed double glazed window to the side, loft access via loft ladder and doors to bedrooms and bathroom.

BATHROOM White suite comprising bath with shower attachments, low level WC and wash hand basin. Part tiled walls, radiator, wood effect flooring, wood framed double glazed window to the front and built in shelved airing cupboard housing the hot water cylinder and boiler.



BATHROOM

BEDROOM 1 (10'9 x 9') UPVC double glazed window to the rear, radiator and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Shower cubicle, WC, wash hand basin, wood effect flooring, radiator and wood framed double glazed window to the side.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (12'8 x 8'5) UPVC double glazed window to the rear and radiator.

BEDROOM 3 (10'9 x 8'6) Wood framed double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

OUTSIDE To the front of the property is a block paved driveway providing parking for up to two cars, lawned garden to the side with flower beds providing additional parking if required. Gated access to one side to the generous lawned side garden. To the rear there is a paved patio seating area with raised flower beds and garden shed with power and lighting.



GARDENS AND PARKING

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LOCATION Clifton has a thriving community with a church, a lovely pub the George and 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 Lake District National Park.

Please note that the property can be extended to the rear of the house, and the restriction is only to the side of the property where the railway electricity line runs. Subject to planning consent.

TENURE We are informed the tenure is Freehold

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

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