

Cumbrian Properties

5 Fairview Gardens, Clifton



Price Region £200,000

EPC-

Semi-detached house | Popular village location
Drive & garage | 2 double bedrooms | 2 bathrooms
Ideal first-time purchase/BTL | No onward chain

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 5 FAIRVIEW GARDENS, CLIFTON, PENRITH

An attractively priced two bedroom, two bathroom semi-detached house located within the popular village of Clifton just 3 miles South of Penrith. Internally the property offers well-proportioned accommodation briefly comprising; entrance hall, lounge, dining kitchen and utility. To the first floor there are two double bedrooms, ensuite shower room to the master and a four piece family bathroom. Outside there is an easy to maintain garden, parking and integral garage with power and lighting. Sold with no onward chain, this property offers great value for money and would make a wonderful first time purchase, downsize option or a viable investment opportunity.

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

ENTRANCE HALL Coving to ceiling and door to the lounge.

LOUNGE (16'8 x 13'9) Double glazed window to the front, two radiators, gas fire, coving to ceiling and door to the dining kitchen.



LOUNGE

DINING KITCHEN (16'8 x 10'8) Fitted kitchen incorporating a 1.5 bowl ceramic sink with drainer and mixer tap, tiled splashbacks, electric oven and four burner hob with overhead extractor. Double glazed window to the rear, radiator, coving to ceiling, wood effect laminate flooring, understairs storage cupboard and door to the utility room.



DINING KITCHEN

3/ 5 FAIRVIEW GARDENS, CLIFTON, PENRITH

UTILITY ROOM (10'10 x 6'6) Fitted worksurfaces and cupboards, sink unit with drainer, tiled splashback, radiator, houses the Baxi boiler, coving to ceiling, wood effect flooring, double glazed window to the side, door to garage and UPVC double glazed door to the rear garden.



UTILITY ROOM

FIRST FLOOR

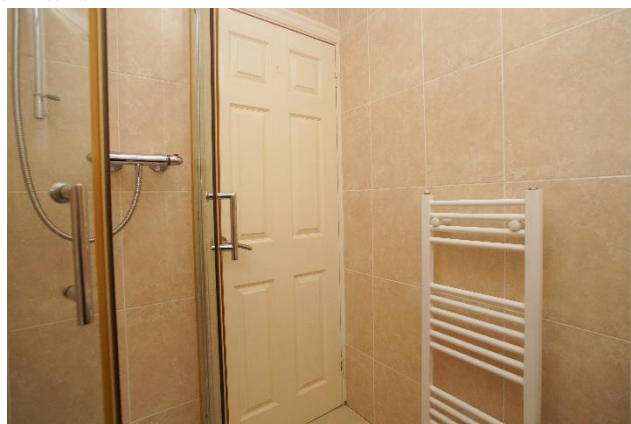
LANDING Double glazed window to the side, coving, loft access and fitted shelved storage cupboard with radiator. Doors to bedrooms and family bathroom.

BEDROOM 1 (13'8 x 11') Double glazed window to the front, radiator, coving to ceiling, wood effect laminate flooring and door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM With WC, wash hand basin, tiled splashback, heated towel rail, walk-in shower unit, tiled flooring and tiled walls.



EN-SUITE SHOWER ROOM

4/ 5 FAIRVIEW GARDENS, CLIFTON, PENRITH

BEDROOM 2 (10'10' x 9'9') Double glazed window to the rear, radiator and coving.



BEDROOM 2

FAMILY BATHROOM (7'5 x 6'6) Four piece suite comprising of WC, wash hand basin, panelled bath with shower attachment and walk-in shower unit. Heated towel rail, tiled walls up to dado height, Velux window to the rear and tiled flooring.



FAMILY BATHROOM

OUTSIDE To the front of the property there are laid shillies and driveway providing off street parking leading up to the garage. To the rear there is a low maintenance mature garden mainly laid to shillies with sandstone patio, external water tap, raised floral borders, bushes, trees and shrubs.

GARAGE (22' x 8'10) With manual up and over door, lighting and power. Double glazed frosted window to the rear and cloakroom with WC, tiled flooring and tiled walls.



REAR GARDEN



GARAGE & PARKING

5/ 5 FAIRVIEW GARDENS, CLIFTON, PENRITH

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

