



8 Clifton Hill Gardens, Penrith, CA10 2FE

Offers over £250,000





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- Immaculately presented bungalow
- Two spacious bedrooms one with ensuite
- Well appointed kitchen and spacious lounge
- Popular village location a few miles from Penrith
- Council Tax Band - C
- Semi detached
- Family bathroom
- Well maintained South facing garden with gorgeous views
- EPC rating - tbc
- Off road parking for two cars

Found in the charming village of Clifton, just 3 miles south of Penrith and within easy reach of Lowther and the Lake District National Park, 8 Clifton Hill Gardens is a beautifully renovated and immaculately presented semi-detached bungalow that is truly turn key and ready to move straight into.

This superb Story-built home has been finished to an exceptional standard throughout and offers well-appointed accommodation comprising a welcoming Hallway, bright Living Room, Dining Kitchen, two generous Double Bedrooms, an En-Suite Shower Room and a family Bathroom.

Outside, the property continues to impress with a neat forecourt garden, off-road parking comfortably fitting two vehicles, and a delightful enclosed rear garden positioned on the south side of the bungalow. This wonderful outdoor space enjoys an open outlook across the village and the surrounding countryside, along with an abundance of direct sunlight — perfect for relaxing and entertaining.

Further benefits include uPVC Double Glazing and Gas Central Heating via a Condensing Boiler with an EPC rating of ???, making this an energy-efficient as well as a beautiful place to call home.

Directions

What3words location: ///condense.eclipses.champions

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| | |
|--------------------------|-----------------------------|
| Lounge | 14'2" x 13'1" (4.32 x 4.01) |
| Entrance Hall | |
| Kitchen Diner | 9'4" x 12'10" (2.85 x 3.92) |
| Principal Bedroom | 9'0".x 13'0" (2.76.x 3.98) |
| Principal Ensuite | 4'1" x 8'1" (1.25 x 2.48) |
| Bedroom Two | 10'10" x 9'0" (3.32 x 2.75) |
| Bathroom | 9'3" x 5'10" (2.83 x 1.79) |



Services

The property is serviced by mains water, drainage, gas and electricity.

Outside

To the front of the property is a driveway which comfortably parks two cars, there is a well maintained lawn to the left of the driveway and paving with foliage for privacy to the front door. The rear south facing garden is tiered with a patio from the lounge making for a lovely seating area with space for a shed, lined with flower beds looking out over the gorgeous view, there are steps down to a lawned area, with gravelled surround, seating area and raised vegetable patch.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

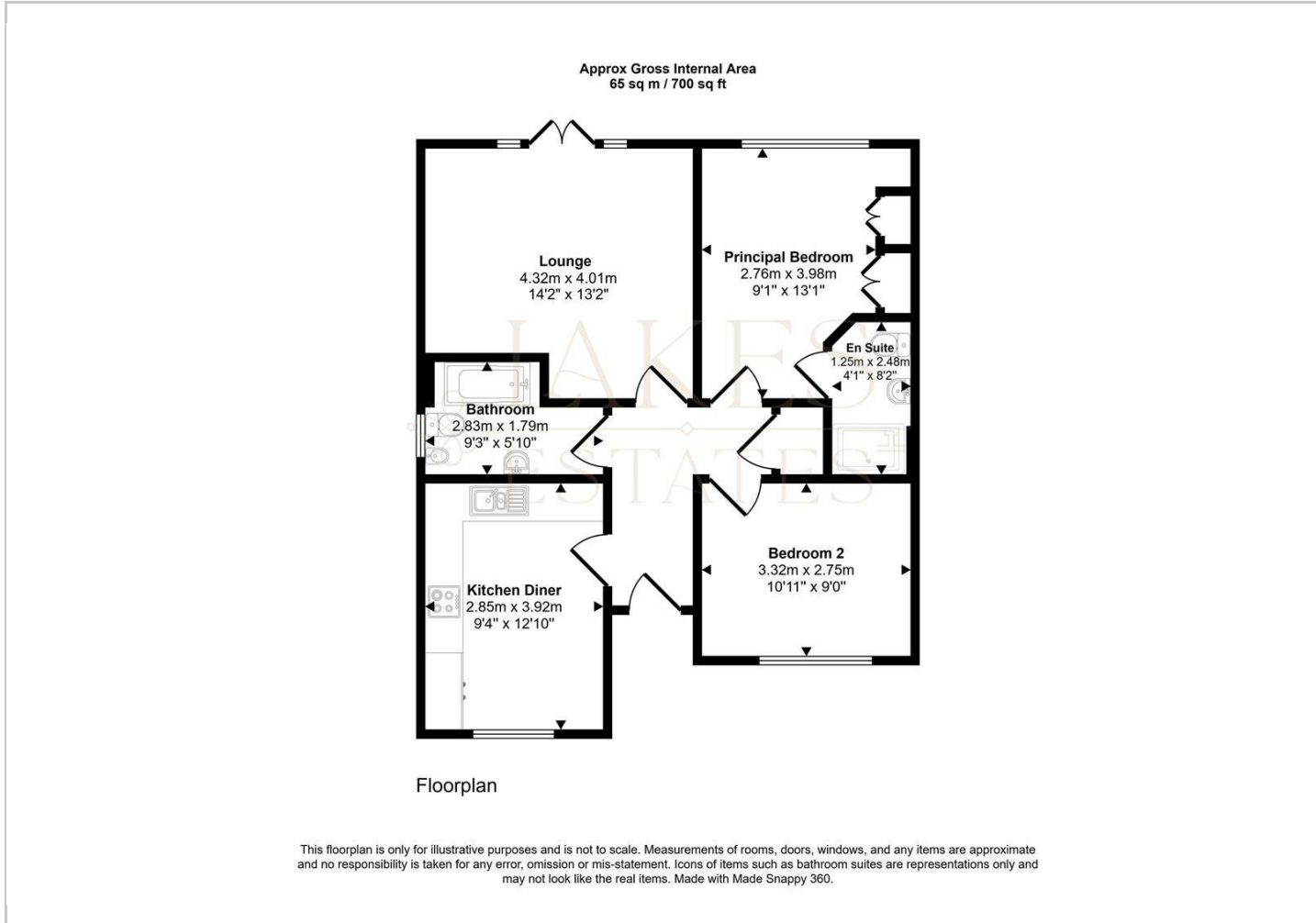
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



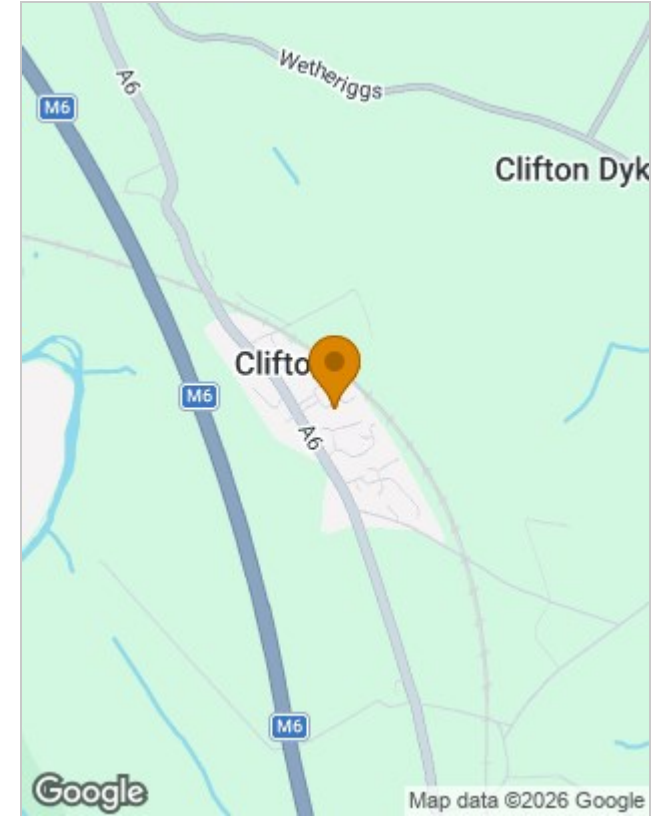
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

