



40 Carleton Drive, Penrith, CA11 8JR

Guide price £235,000



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# 40 Carleton Drive

Penrith, CA11 8JR

- 3 Bed Semi-Detached Home
- Driveway Parking & Garage
- Excellent Residential Location
- Short Walk to Town Centre
- 2 Reception Rooms
- Large Terraced Rear Garden
- Close to Schools & Amenities
- Requires Modernisation

Offered for sale with no onward chain is this spacious 3 bed semi-detached house. The property is found in an excellent residential location close to Penrith Town centre and the many amenities it offers. Whilst requiring modernisation, the property presents an excellent opportunity for someone to make their own mark. Briefly comprising: entrance hallway, 2 reception rooms, kitchen, 3 bedrooms and a family bathroom. The property further benefits with off road parking, a garage and an excellent terraced rear garden.



## Hallway

uPVC front door leading into the entrance hallway. Stairs to the first floor and internal doors to the ground floor accommodation. Radiator. Fitted carpet. Understairs storage cupboard.

## Reception Room

11'11" x 13'6" (3.64 x 4.14)

a versatile room which could be used as a second sitting room, dining room or office. There is a uPVC bay window to the front elevation. Radiator, gas fire and fitted carpet.

## Lounge

11'9" x 13'5" (3.59 x 4.11)

A spacious lounge with a uPVC bay window to the rear elevation overlooking the garden. There is a gas fire with a back boiler and a radiator. Fitted carpet.

## Kitchen

9'7" x 5'9" (2.94 x 1.76)

A galley kitchen which has a range of wall and base units with worksurfaces and a sink drainer unit. There is an understairs pantry cupboard and a door to the rear porch. Tiled splashbacks. uPVC window. Radiator. In the porch there is a uPVC door giving access to the rear garden.

## Stairs / Landing

Stairs from the ground floor hallway leading up to the first floor. There is a uPVC window to the side elevation. Fitted carpet. Ceiling hatch giving access to the loft.





**Bedroom One** 11'0" x 14'2" (3.36 x 4.32)  
A spacious double bedroom with a uPVC bay window to the rear elevation. Fitted carpet. Radiator.

**Bedroom Two** 10'10" x 13'8" (3.32 x 4.18)  
A spacious double bedroom with a uPVC bay window to the front elevation. Fitted carpet. Radiator.

**Bedroom Three** 6'6" x 7'7" (1.99 x 2.32)  
Single bedroom with uPVC window to the front elevation. Fitted carpet. Radiator.

**Bathroom** 6'2" x 5'7" (1.90 x 1.72)  
Has a fitted three-piece suite comprising, panelled bath with shower over, low level w/c and a pedestal sink unit. uPVC window with opaque glass. Radiator. Fitted carpet. Part tiled wall coverings. Cupboard housing the water tank.

**Garage** 9'5" x 13'10" (2.88 x 4.24)  
An excellent storage space with power and lighting

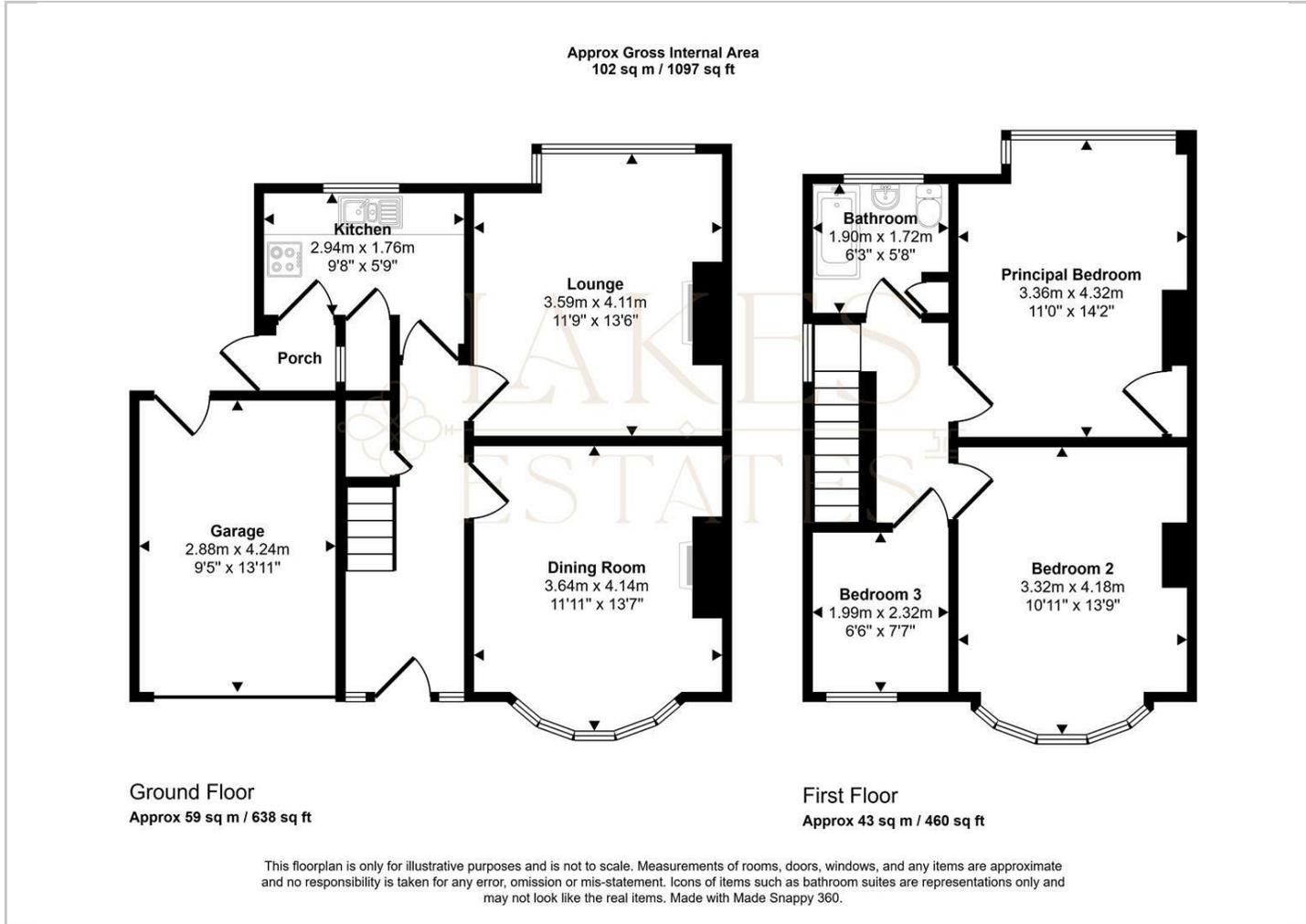
**Outside**  
There is a sloped driveway to the front and a low maintenance front garden area. To the rear is a terraced garden with patio areas and well stocked flower beds.

**Services**  
Mains drainage, water, electricity and gas are connected. Fibre optic broadband can be connected.





## Floor Plans



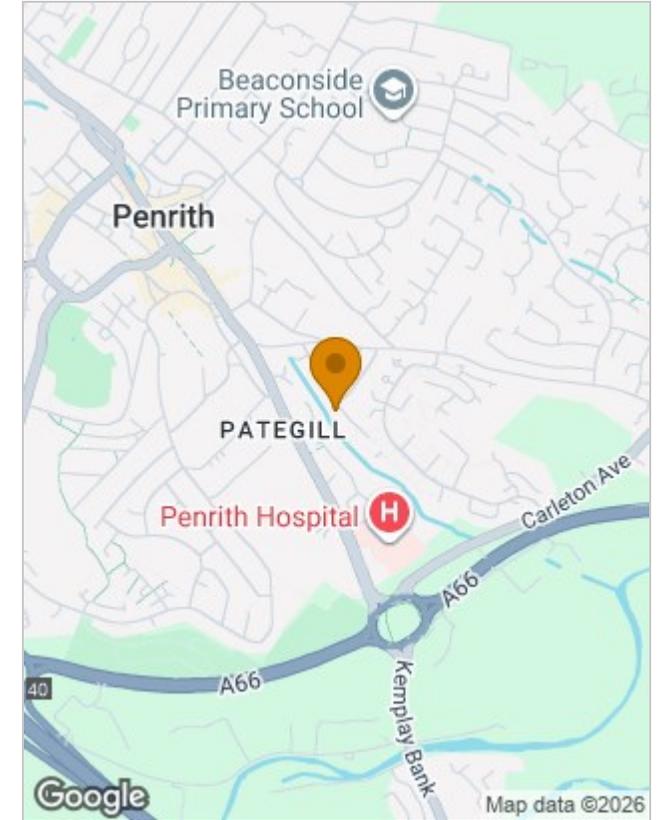
## Viewing

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.

Penrith,  
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## Location Map



## Energy Performance Graph

