

**WILKES
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HILL**

Residential
Estate Agents
Letting Agents

27 Clifford Close, Penrith, Cumbria, CA11 8QD



- **50% Shared Ownership Modern End of Terrace House**
- **Cul-de-Sac Location near the North Lakes Hotel**
- **Living Room, Sun Porch and Breakfast Kitchen**
- **3 Bedrooms and First Floor Bathroom**
- **Off Road Parking for 2 Cars**
- **Gas Central Heating via a Condensing Boiler + Part uPVC Double Glazed**
- **Tenure - Leasehold, Term- 189 Years from June 1985**
- **EPC Rate - D. Council Tax Band - B**

50% Shared ownership £92,500

Clifford Close is a popular Cul-de-Sac, near the North Lakes Hotel, predominantly with Shared Ownership properties. Number 27 is an End of Terrace House with accommodation comprising: Entrance Hall, Living Room, Rear Hall, Sun Porch, Breakfast Kitchen, 3 Bedrooms and a First Floor Bathroom. Outside there is an Off Road Parking Space, an Allocated Parking Space and a Small Enclosed and Flagged Garden to the Rear. The property also benefits from Gas Central Heating via a Condensing Boiler and is Partly uPVC Double Glazed.

Location

From Penrith town centre, head out of town on Castle Hill Road, which becomes Wetheriggs Lane and then Clifford Road. Clifford Close is on the right hand side.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is leasehold with a term of 189 years from 1st June 1986.

The property is available on a 50% shared ownership with Two Castles Housing Association and the monthly rent is £155.87, which includes the service charge and the building insurance.

The council tax is band B.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed door to the;

Hall

Having stairs to the first floor, laminate flooring and single radiator. Doors lead to the kitchen and;

Living Room 11'5x16'8

Having a double radiator, a TV aerial point and telephone point. Windows face to the side and rear porch. A part glazed door leads to the;



Rear Hall

Having double glazed windows and a walk in cupboard. An open doorway leads to the;

Sun Porch 6'x7'

Being a uPVC double glazed frame with a polycarbonate roof and a door leading outside.



Kitchen 6'7x11'8+3'2x5'6

Fitted with a mix of white and wood fronted wall and base units with a marble effect work surface incorporating a 1 & 1/2 bowl single drainer sink, mixer taps and a tiled splash back. The kitchen is equipped with a built in electric oven and hob with a cooker hood above, plumbing for an automatic washing machine and dishwasher and space for a fridge. A wall mounted Worcester gas fired condensing boiler provides the hot water and central heating. The floor is laminate and there is a single radiator, an under stair store and a window to the side. A uPVC double glazed window faces to the front.



First Floor-Landing

A window provides natural light and a ceiling trap gives access to the roof space above. A built in cupboard above the stairwell houses the hot water tank and shelves.

Bedroom One 6'8x9'7+6'x5'4 (2.03mx2.92m+1.83mx1.63m)

Having a uPVC double glazed window to the rear and a single radiator.



Bedroom Two 9'8 x 8'8 (2.95m x 2.64m)

Having a uPVC double glazed window to the front and a single radiator.



Bedroom Three 8'7x6'10

Having a uPVC double glazed window to the rear and a single radiator.



Shower Room 6'8x6'10

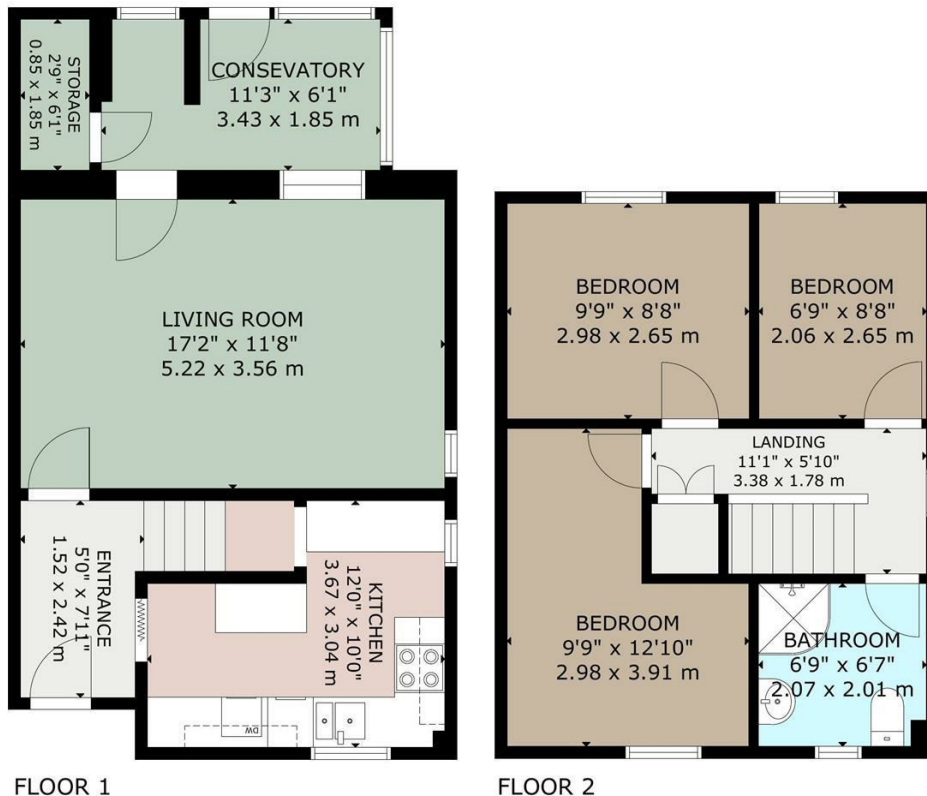
Fitted with a white toilet, wash basin and quadrant shower enclosure with marine boards to 2 sides and a Mira electric shower. The ceiling is panelled with recessed downlights and there is a chrome heated towel rail and a window



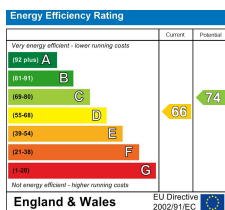
Outside

To the front of the house is a block paved parking space and bin store.

To the rear is a small enclosed, flagged garden with hedge around.



GROSS INTERNAL AREA
TOTAL: 79 m²/846 sq ft
FLOOR 1: 44 m²/475 sq ft, FLOOR 2: 35 m²/371 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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