

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

59 Clifford Road, Penrith, CA11 8PT



- **Link Detached Bungalow Overlooking Wetheriggs Country Park**
- **Generous Garden with a Southerly Aspect and Fantastic Views**
- **Living Room with Picture Window, Dining Room + Kitchen**
- **2 Double Bedrooms + Shower Room**
- **Off Road Parking for 2 Cars + Garage with Automatic Door**
- **uPVC Double Glazing + Gas Central Heating via Condensing Boiler**
- **Excellent Potential to Extend Subject to Planning Permission**
- **Tenure - Freehold. Council Tax Band - C. EPC Rate - D**

Asking price £260,000

On the Southern edge of Penrith, backing on to Wetheriggs Country Park, 59 Clifford Road is a link detached bungalow with accommodation comprising: Entrance Hall, Living Room open into the Dining Room, Kitchen, 2 Double Bedrooms and a Shower Room. There is an attractive, low maintenance Forecourt Garden and Off Road Parking for at least 2 cars leading to a Garage with an Automatic Door. To the rear is a Generous Enclosed Garden having a Southerly Aspect and a high level of Direct Sunlight. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Several of the neighbouring properties have been extended and number 59 has excellent potential to do similarly (subject to planning permission), particularly as it enjoys such a generous plot.

Location

From the centre of Penrith, leave Great Dockray on Castle Hill Road which becomes Wetheriggs Road and then Clifford Road, number 59 is on the left.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

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

Tenure

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

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

ACCOMMODATION

Entrance

Through an open porch to the side of the bungalow, with a hardwood framed multi pane glazed door to the;

Hall 4'10 x 12'1 (1.47m x 3.68m)

A cupboard houses the electric meter and MCB consumer unit. There is a single radiator and a telephone point. Four steps lead up to the bedrooms and shower room, a multi pane glazed door opens to the kitchen and a solid door opens to the;



Living Room 15'4 x 11'2 (4.67m x 3.40m)

A uPVC double glazed picture window faces to the rear looks out across the garden, Wetheriggs Country Park and to the Lakeland Fells around Ullswater. A modern electric flame effect heater is set in a contemporary surround and there is a single radiator. A broad opening leads to the;



Dining Room 7'11 x 8'3 (2.41m x 2.51m)

There is a single radiator and a uPVC double glazed window to the rear enjoying the fabulous view. A door opens to the;



Kitchen 10'5 x 8'3 (3.18m x 2.51m)

Fitted with oak fronted wall and the base units with a cream worksurface incorporating a stainless steel single drainer sink with mixer tap and a tiled splashback. There is space for an electric cooker, space for an undercounter fridge and plumbing for a washing machine. A large airing cupboard houses and Intergas, gas fired condensing combi boiler which provides the hot water and central heating. The ceiling has recessed downlights and there is a single radiator, an extractor fan and a uPVC double glazed window. A part glazed hardwood panelled door open to the;



Sun Porch 11'10 x 4'8 (3.61m x 1.42m)

Being a uPVC double glazed frame with a double glazed roof set on a low brick wall. The flooring is ceramic tiled and uPVC double glazed doors open to the front and the rear.



Bedroom One 13'4 x 9'11 (4.06m x 3.02m)

There is a single radiator, a telephone point, a TV aerial lead and a uPVC double glazed window to the front.

**Bedroom Two 9'10 x 11'5 (3.00m x 3.48m)**

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

**Shower Room 4'11 x 7'10 (1.50m x 2.39m)**

Fitted with a toilet, a wash basin set in a floor cabinet and a large shower enclosure with marine board to 2 sides, a clear screen and a Bristan electric shower. The remaining walls are tiled and there is a single radiator, recessed lights to the ceiling, an extractor fan and a uPVC double glazed window.



Outside

Across the front of the bungalow, the Forecourt garden has been laid to gravel for ease of maintenance.

A concrete drive to the side gives off-road parking for two cars and access to the;



Garage 16' x 8'10 (4.88m x 2.69m)

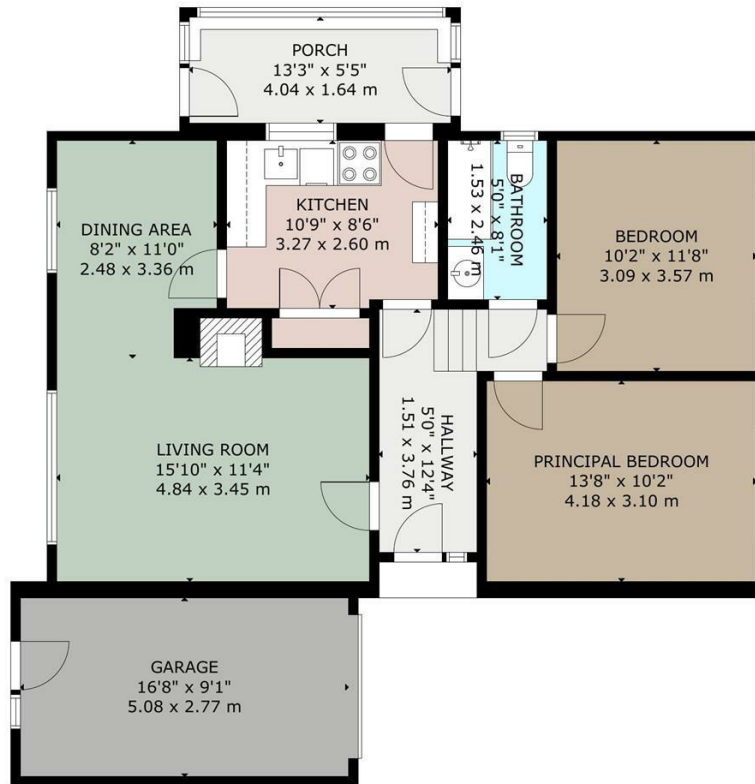
Having an automatic up and over vehicle door, a light, a power point and a part glazed door to the rear garden.

Across the rear of the bungalow is a flagged patio leading onto a gently sloping garden, laid mainly to gravel with low level shrubs with further steps down to a lower section of the garden given over to a shrub bed which could be suitable for a vegetable garden, flower garden or a children's play area



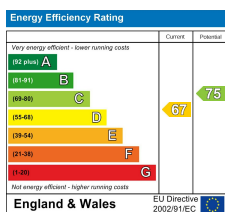
The rear garden enjoys a south westerly aspect benefiting direct sunlight throughout the day and enjoying the super views to the Lakeland fells.





GROSS INTERNAL AREA
TOTAL: 73 m²/786 sq ft
FLOOR 1: 73 m²/786 sq ft
EXCLUDED AREAS: GARAGE: 14 m²/151 sq ft, PORCH: 7 m²/71 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

