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Residential
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1 Cherry Gardens, Penrith, CA11 8UE

- **Modern and Much Extended Semi Detached House**
- **Significantly Updated and Impeccably Presented Throughout**
- **Living Room, Breakfast Kitchen + Day Room**
- **4 Bedrooms, En-Suite Shower Room + House Shower Room**
- **Low Maintenance Enclosed Garden with a Southerly Aspect + Off Road Parking for 3 Cars**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC Rate - C**

Price £300,000

Having been significantly altered and massively updated and improved by the current owners, 1 Cherry Gardens is a very smart, stylish and impeccably presented modern semi detached home in the Carleton area of Penrith with accommodation comprising: Entrance Hall, Cloakroom, Living Room, Breakfast Kitchen, Day Room, Ground Floor Bedroom with En-Suite Shower Room, 3 First Floor Bedrooms and a Shower Room.

Outside there is a stone flagged Forecourt, an enclosed low maintenance South facing Garden and a block pave Parking Area for 3 cars. The property also benefits from uPVC Double Glazing and Gas Central Heating,

Location

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. Drive up the hill and turn left into Oak Road. At the mini roundabout, turn right into Ash Road and Cherry Gardens is the second on the left.

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 freehold and the council tax is band C

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.

Referal 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
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ACCOMMODATION

Entrance
Through a composite security door to the;

Hall
With oak laminate flooring, a double radiator and stairs to the first floor. Doors lead to the dining kitchen, living room and cloakroom.

Living Room 14'8 x 11'3 (4.47m x 3.43m)
An electric living flame fire is set in quartz composite fireplace and the floor is oak laminate. There is a uPVC double glazed box bay window, a single radiator, a TV point and a satellite lead. A door leads to the ground floor bedroom.

Breakfast Kitchen 14'8 x 11'2 (4.47m x 3.40m)
Fitted with a range of contemporary units having a quartz composite work surface incorporating a stainless steel 1 1/2 bowl sink with carved drainer. The kitchen is equipped with a NEFF electric double oven & microwave, a ceramic induction hob, with an extractor hood above plus an integral, washing machine, dishwasher, fridge freezer and larder freezer. There is a large walk in cupboard which extends under the stairs with a light. There are recessed downlights, a single radiator and a broad opening to the;

Day Room 8'9 x 10' (2.67m x 3.05m)

The ceiling is open to the apex with two double glazed Velux windows and recessed downlights and the floor is oak laminate. There is a single radiator, a TV/satellite point, a uPVC double glazed window to the gable and double patio doors leading outside.

Cloakroom

Fitted with a contemporary toilet, wash basin with cupboard below, a single radiator and having a uPVC double glazed window.

Ground Floor Bedroom 10'3 x 10'2 (3.12m x 3.10m)

Ideal for a dependant relative, the ceiling is open to the apex with a double glazed Velux window and recessed down light, there is a double radiator, a uPVC double glazed window and folding doors to the;

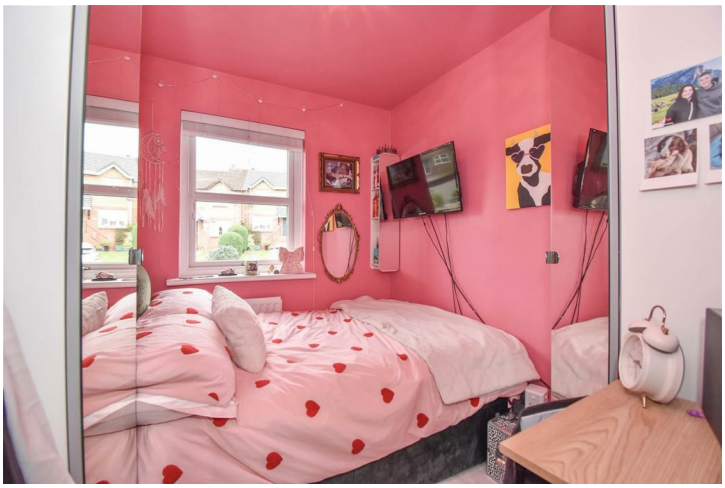
En-Suite 2'9 x 10'2 (0.84m x 3.10m)
Fitted with a contemporary toilet, a wash basin with cupboard below and a tiled shower enclosure with mains fed shower. The ceiling is open to the apex with a double glazed Velux window, the walls are part tiled and the floor is tiled. There is a chrome heated towel rail, a shaver socket and a uPVC double glazed window.

First Floor - Landing
With oak laminate flooring and a double radiator.

Bedroom One 8'10 x 11'4 (2.69m x 3.45m)
Having a built in wardrobe with hanging and shelf storage and a further recessed cupboard above the stairs. There is a single radiator, a wall point for a TV and uPVC double glazed windows to two sides.

Bedroom Two 7'6 x 11'5 (2.29m x 3.48m)
Having a built in wardrobe with hanging and shelf storage, a single radiator and a uPVC double glazed window.

Bedroom Three 6'11 x 8'2 (2.11m x 2.49m)
Having a single radiator and a uPVC double glazed window.



Shower Room 5'6 x 7'9 (1.68m x 2.36m)
Fitted with a contemporary toilet, a wash basin with cupboard below and a tiled quadrant shower enclosure with mains fed shower. The walls are part tiled and there is a chrome heated towel rail, a shaver socket and a uPVC double glazed window.

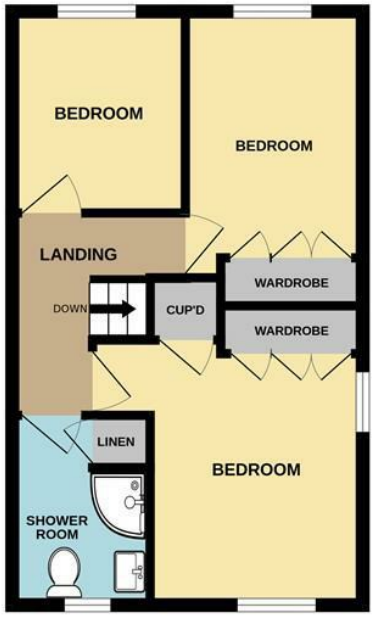
Outside
Having a stone flagged forecourt with flower bed.

Across the Cherry Gardens side of the house there is a paved parking area suitable for 3 vehicles.

On the south side of the house is an enclosed low maintenance garden, mainly to sandstone flags with a fence around and small decked area.

GROUND FLOOR

1ST FLOOR



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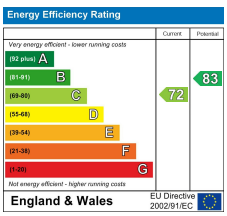

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