



17 Wandsworth Gardens, Shap, Penrith, CA10 3PE

Guide Price £180,000

**PFK**

# 17 Wandsworth Gardens

## The Property:

Presenting a superb three double bedroom semi-detached house boasting spacious and versatile living accommodation. This delightful property comprises two reception rooms, plus a study, a modern kitchen and cloakroom WC complete the ground floor. The first floor boasts three double bedrooms plus a modern bathroom suite.

You'll be enchanted by the fabulous outside space which features a southerly aspect garden, complete with two large patio areas, a well-maintained lawn, shed, raised bed, and secure gated side access path from front to rear. Additionally, the property offers a block paved driveway to the front, allowing for convenient off-road parking. This property presents an excellent opportunity for those seeking a comfortable family home with generous living space and an inviting outdoor area to enjoy.

- **Superb 3 double bedroom home**
- **Spacious living accommodation including 2 reception rooms plus a study**
- **South facing easy to maintain rear garden with beautiful patio areas and lawn**
- **Tenure - Freehold**
- **Council Tax - Band A**
- **EPC rating D**





## 17 Wandsworth Gardens

### Location & directions:

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

### Directions

17 Wandsworth Gardens can be located with the postcode CA10 3PE and identified by a PFK For Sale board. Alternatively by using What3Words: [///strain.airless.fluctuate](https://www.what3words.com/strain.airless.fluctuate)



## ACCOMMODATION

Entrance

Hallway

Lounge

15' 8" x 9' 10" (4.78m x 2.99m)

Dining Room

9' 6" x 9' 1" (2.90m x 2.78m)

Study

6' 2" x 5' 10" (1.87m x 1.77m)

Cloakroom WC

5' 6" x 2' 10" (1.68m x 0.86m)

Kitchen

10' 8" x 8' 11" (3.26m x 2.71m)

## FIRST FLOOR

Landing

Bedroom 1

15' 11" x 9' 7" (4.84m x 2.93m)

Bedroom 2

9' 10" x 9' 2" (3.00m x 2.80m)

Bedroom 3

10' 7" x 8' 10" (3.23m x 2.68m)

Bathroom

7' 0" x 6' 2" (2.14m x 1.87m)





## GARDEN

Fabulous southerly aspect rear garden with two large patio areas, lawn, shed, raised bed to the rear and secure gated side access path from the front to the rear.

### Driveway - 2 parking spaces

Block paved driveway to the front of the property.

## ADDITIONAL INFORMATION

### Services

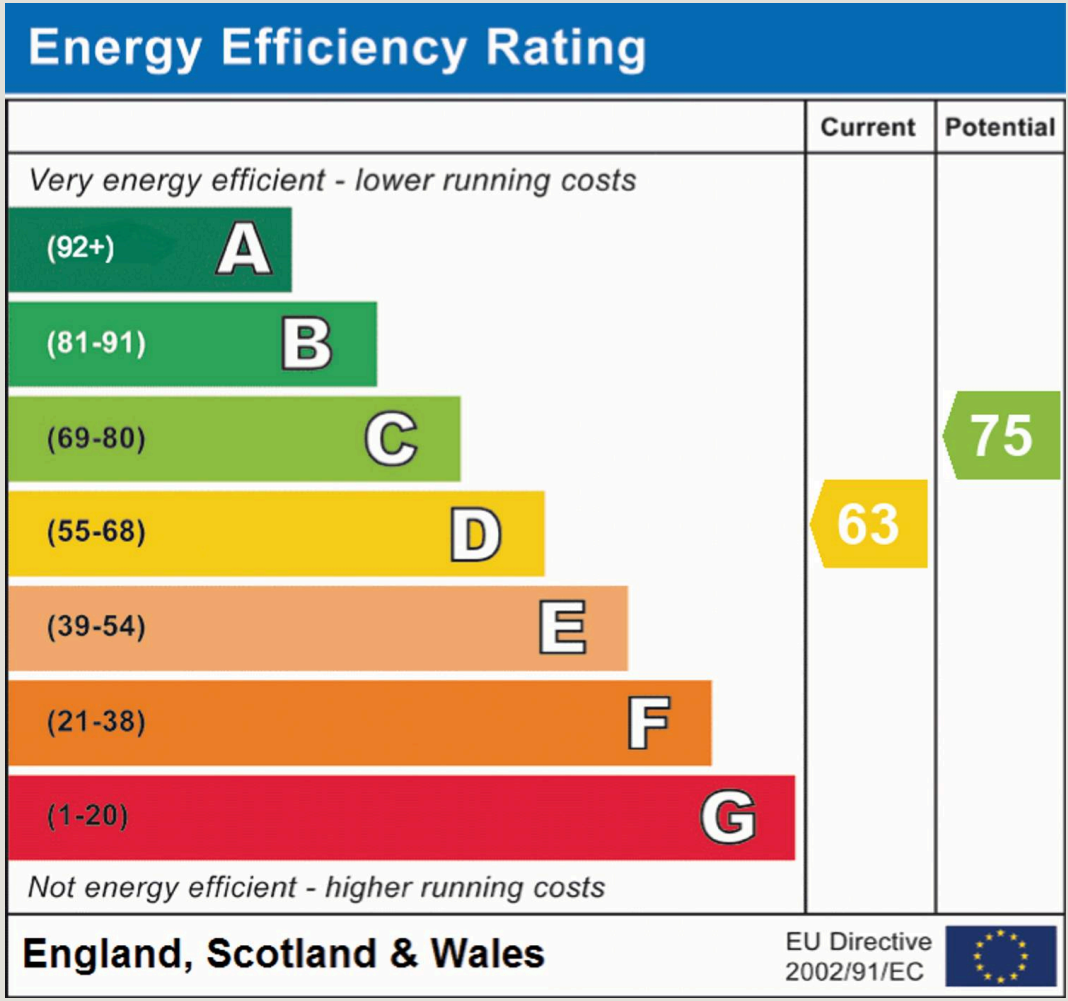
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







## PFK Estate Agents

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