

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

15 Monnington Way, Penrith, CA11 8QJ



- **Popular Style of Semi Detached Family Home in a Desirable Area**
- **Elevated Location with Superb Panoramic Views Over Penrith to the Lakeland Fells**
- **Large Living Room, (circa 370 sq ft/34 sq m) and a Breakfast Kitchen**
- **4 Bedrooms, 1 with a Conservatory, Bathroom and a Workshop/Store Room**
- **Off Road Parking and Integral Garage with WC**
- **South West Facing Garden to the Rear**
- **uPVC Double Glazing and Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - D. EPC - D**

Price £315,000

In a wonderful elevated position with a superb open South Westerly aspect and an enviable panoramic view over Penrith to the Lakeland Fells as well as a high level of direct sunlight, 15 Monnington Way is a flexible semi detached home with reversed layout comprising; Entrance Hall, large Living Room circa 34 sq m/370 sq ft, a Breakfast Kitchen, 4 Bedrooms a Bathroom, a Conservatory and a useful Store Room/Workshop. Outside there is a Forecourt Garden, an Off Road Parking Space leading to the Integral Garage and to the rear is a Garden taking full advantage of the aspect. The property also benefits from uPVC Double Glazing, Gas Warm Air Central Heating and a Newly installed (March 2024) Gas Condensing Combi Boiler which provides the hot water and could also be used to feed radiators.

Location

From the centre of Penrith, head up Castlegate, cross over the 2 mini roundabouts and back down Brunswick Road. At the bottom of the hill, follow the road to the left, then keep in the left hand lane and bear left into Stricklandgate, which becomes Scotland Road. Cross over the mini roundabout by the petrol stations, follow the road round the right hand bend and up the hill. Where the road turns left, turn right, effectively straight ahead and then right again into Salkeld Road. Monnington Way is the first turn on the right. Number 15 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.

Tenure

The property is freehold and the council tax is band D.

Services

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Having a uPVC double glazed window to two sides and a uPVC double glazed door to the;

Hall

Stairs lead down to the lower floor with a cupboard above housing a recently installed Worcester gas fired condensing boiler providing the hot water and suitable to run radiators. There is a double radiator and doors to the garage, kitchen and;



Living Room 13' x 28'7 (3.96m x 8.71m)

Having two uPVC double glazed windows to the rear with open views across Penrith to the Lakeland fells. There is a TV point.



Kitchen 12'5 x 9'8 (3.78m x 2.95m)

Fitted with a range of oak fronted units and a cream work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap and tiled splash back. There is a built in electric double oven with an eye level grill, a 5 ring gas hob, a dishwasher and a fridge. A uPVC double window faces to the front and a ceiling trap gives access to the roof space above.



Lower Level - Hall

A built in coat cupboard provides hanging and shelf storage and a uPVC double glazed door leads outside. Doors lead off.

Bedroom One 12'11 x 9'9 (3.94m x 2.97m)

Having built in bedroom furniture including drawers, wardrobe and bedside tables. A uPVC double glazed window faces to the rear with open views across Penrith to the Lakeland fells.



Bedroom Two/Study

With uPVC double glazed double doors lead to the conservatory.



Conservatory 13'1 x 9'2 (3.99m x 2.79m)

Being a uPVC double glazed frame with a polycarbonate roof and laminate flooring. Double doors lead outside.



Bedroom Three 9'10 x 9'8 (3.00m x 2.95m)

A uPVC double glazed window faces to the rear with open views across Penrith to the Lakeland fells.

Bedroom Four 6'1 x 9' (1.85m x 2.74m)

Having a uPVC double glazed window to the side.



Storeroom/Workshop 17'1 x 10'2 (5.21m x 3.10m)

A gas fired warm air boiler provides the central heating.



Bathroom 5' x 8'10 (1.52m x 2.69m)

Fitted with a toilet, a wash basin with a cupboard below and a bath. The walls are tiled, there is an electric heated towel rail and a uPVC double glazed window.



Outside

To the front of the house is a garden to grass and an off road parking space leading to the;

Garage 17'2 x 10'7 (5.23m x 3.23m)

Having an up & over door, light and power. There is a stainless steel single drainer sink set in a base unit with hot and cold water and plumbing for a washing machine. Partitioned off is a WC fitted with a toilet.

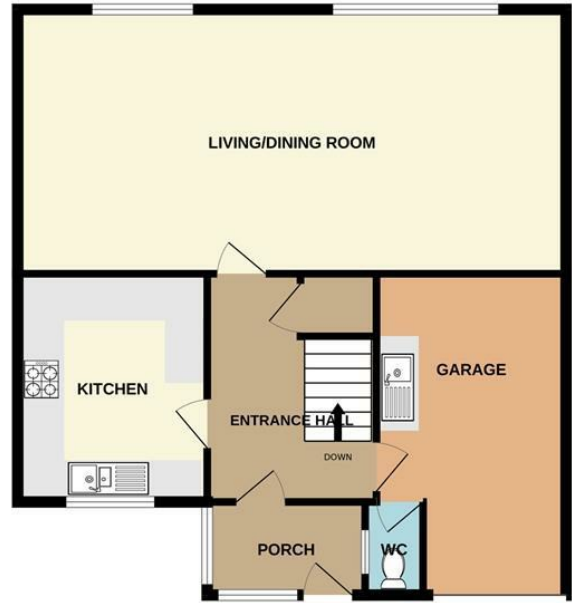
Steps and a path the left of the property leads down to the rear garden which is on two levels and mainly laid to grass.

The garden faces south west and benefits from a high degree of daylight and views across Penrith to the Lakeland Fells.

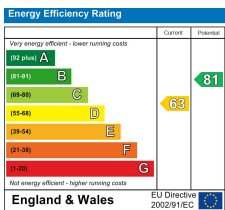
GROUND FLOOR



1ST FLOOR



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