

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

122 Centurion Rise, Penrith, CA11 8BS



- **Smart, Stylish and Immaculate Modern Semi Detached Home**
- **Desirable Elevated Development on the Northern Edge of Penrith**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Enclosed Garden to the Rear**
- **uPVC Double Glazing and Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - C. EPC - B**

Price £280,000

Just below Penrith Golf Club on the northern fringe of Penrith, 122 Centurion Way is an immaculate, comfortable, chic and efficient home with accommodation comprising; Hallway, Living Room, Dining Kitchen, Cloakroom, Landing, 3 Bedrooms, En-Suite Shower Room and a House Bathroom. Outside there is an Enclosed Garden to the Rear and an Off Road Parking Bay. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler with a Pressurised Hot Water Tank giving an impressive EPC rate of B.

Location

From Penrith travel north on the A6 take the sign for Lazonby travel up Salkeld Road and Fairways is on the left hand side. First left and left again and the bungalow is located on your right.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch and composite security door to the

Hall

Stairs , with oak hand rail/newel post and painted spindles rise to the first floor. The flooring is LVT and there is a cupboard below the stairs, a single radiator and doors off.



WC

Fitted with a contemporary toilet, with concealed cistern, a wall mounted wash basin and part tiled walls. The flooring is LVT and there is a single radiator, an extractor fan and a uPVC double glazed window.



Living Room 15'8 x 11'4 (4.78m x 3.45m)

Having two uPVC double glazed windows to the front, a single radiator, a telephone point and TV/satellite lead.



Dining Kitchen 9'1 x 16'6 (2.77m x 5.03m)

Fitted with pal grey, gloss fronted wall and base units and a wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap. The kitchen is equipped with a built in electric oven with eye-level grill, a 5 ring gas hob with a glass splash back and a stainless steel extractor hood above, integral fridge freezer and dishwasher. There is plumbing and housing for a washing machine, a double radiator and a uPVC double glazed window. One of the cupboards houses the Vaillant gas fired condensing boiler providing the hot water and central heating. The flooring is LVT and uPVC double glazed bi-fold doors lead out to the garden.



First Floor - Landing

A recessed airing cupboard houses the pressurised hot water tank and a ceiling trap gives access to the insulated roof space above. Doors lead off.

Bedroom One 10'8 x 11'6 (3.25m x 3.51m)

Having a single radiator, a TV point, telephone point and 2 wall light points. A uPVC double glazed window faces to the front, currently with a view to the Lakeland fells.



En-Suite 7'8 x 4'5 (2.34m x 1.35m)

Fitted with a contemporary toilet with concealed cistern, a wall mounted wash basin with drawers below and a low step-in shower enclosure, tiled to three sides with a mains shower with rainwater and hand held heads. The floor is laminate tiled and the walls are part tiled. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Bedroom Two 9'2 x 9'3 (2.79m x 2.82m)

There is a single radiator, a TV point and a uPVC double glazed window to the rear.



Bedroom Three 9'2 x 6'11 (2.79m x 2.11m)

A uPVC double glazed window faces to the rear and there is a single radiator.



Bathroom 8'4 x 5'10 (2.54m x 1.78m)

Fitted with a contemporary toilet with concealed cistern, a wall mounted wash basin with a deep drawer below and a bath with centre mounted taps and hand held shower. The floor is laminate tiles and the walls are part tiled. There is a chrome heated towel rail, a shaver socket, extractor fan and uPVC double glazed window.



Outside

To the front of the house there is a forecourt garden to grass and a path leading around the side to a gate opening into the rear garden.

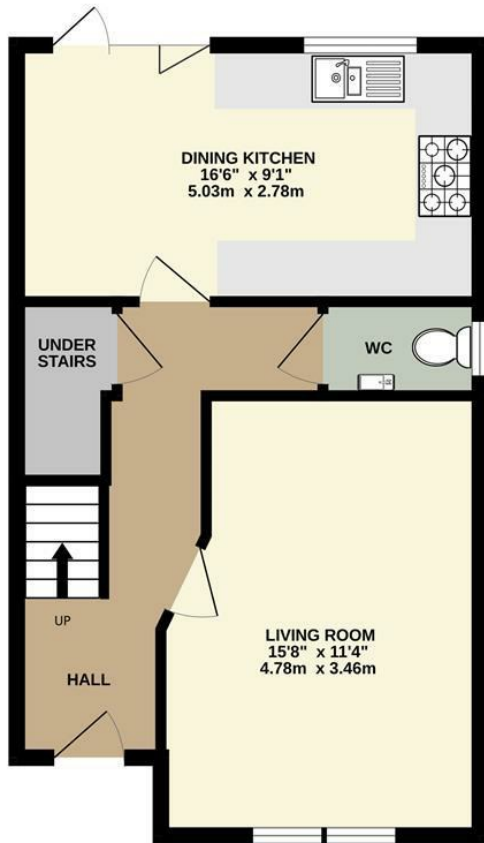
The rear garden has a high fence around and a flagged patio by the dining room doors.



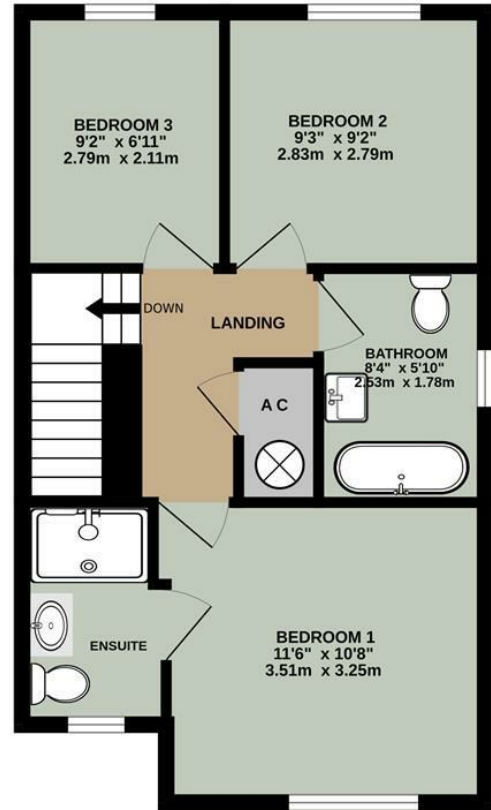
At the top of the garden there is a block paved off road parking area, currently used as an extension to the garden, with double wooden gates from the roadside.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

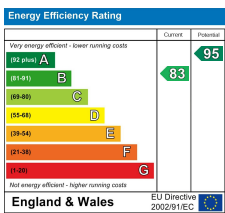


1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.

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