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39 Macadam Gardens, Penrith, CA11 9HS



- **Modern Detached Family Home at the Head of a Cul-de-Sac**
- **Living Room, Dining Room + Conservatory**
- **Kitchen, Office/Playroom/Potential Fourth Bedroom + Cloakroom**
- **3 Bedrooms, En-Suite Shower Room + Wet Room**
- **Off Road Parking + Enclosed Rear Garden**
- **uPVC Double Glazing**
- **Gas Central Heating via Condensing Boiler with Pressurised Hot Water System**
- **Tenure - Leasehold, 999 Years from Jan 1998**
- **Council Tax Band - D. EPC - C**

Asking price £260,000

Positioned at the head of the cul-de-sac, 39 Macadam Gardens is an excellent modern detached family, offering comfortable and efficient accommodation comprising; Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen, Office/ Potential Fourth Bedroom (converted from the former garage), Cloakroom, Landing, Three Bedrooms, En-Suite Shower Room and a Wet Room.

To the front of the house there is Off Road Parking for two cars and to the rear there is an Enclosed Garden.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler coupled with a Pressurised Hot Water System, giving an EPC rating of C.

Location

From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane, which becomes Drovers Lane. Drive through the one way section and turn right into Macadam Way and right again into Macadam Gardens. Follow the road to the left and then right, into the head of the cul-de-sac.

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 Leasehold

The property is leasehold. The vendor informs us that there is a 999 year lease from Jan 1998 and that the ground rent is £90 annually (or £80 if paid within one month of receipt of invoice)

The council tax in band D.

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

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.

ACCOMMODATION

Entrance

Through a composite security door to the;

Porch

Doors open to the WC, office and;

Living Room 13'5 x 10'10 (4.09m x 3.30m)

A gas flame effect fire is set in a marble hearth and back with painted wood surround. There are two single radiators, a TV point, a satellite lead, a telecoms point and uPVC double glazed window faces to the front. Stairs lead to the first floor with a cupboard below.



Dining Room 9'2 x 7'7 (2.79m x 2.31m)

Having a single radiator and uPVC double glazed doors to the;



Conservatory 8'5 x 7'9 (2.57m x 2.36m)

Being a uPVC double glazed frame on a low brick wall with a glazed roof. The flooring is tiled there is an electric panel wall heater and a door to the garden.



Kitchen 9'2 x 11'9 (2.79m x 3.58m)

Fitted with a range of pale cream fronted wall and base units and a wood effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven, a gas hob with stainless steel cooker hood, an integrated fridge and dishwasher. The flooring is LVT, a uPVC double glazed window overlooks the garden and a part double glazed door opens to the side path.



Office 12' x 7'11 (3.66m x 2.41m)

Accessed from the porch, there is a single radiator and a uPVC double glazed window to the front.



First Floor-Landing

A uPVC double glazed window to the half landing gives natural light. There is a single radiator, a ceiling trap to the roof space a built in wardrobe and an airing cupboard which houses a pressurised hot water tank.



Bedroom One 9'5 x 10'8 (2.87m x 3.25m)

A recessed wardrobe gives storage and shelf space. There is a single radiator and a uPVC double glazed window to the rear.



En-Suite 4'5 x 5'4 + shower (1.35m x 1.63m + shower)

Fitted with a toilet, a wash basin and a tiled shower enclosure with a mains fed shower. There is a single radiator, an extractor fan and uPVC double glazed window.



Bedroom Two 8'8 x 11'5 max (2.64m x 3.48m max)

A recessed wardrobe gives hanging and shelf space and there is a single radiator and uPVC double glazed window.



Bedroom Three 7'4 x 8' (2.24m x 2.44m)

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



Wet Room 6'1 x 6'10 (1.85m x 2.08m)

Fitted with a toilet, wash basin with cabinet below and there are moulded waterproof floor with drain point, electric shower over and tiling around. The walls are part tiled and there is a single radiator, a shaver socket, an extractor fan and uPVC double glazed window to the rear.



Outside

To the front of the house is a double width block paved drive with shrub and gravel borders and a path to the front door.



A path to one side with a gate leads to the rear garden.

A door to the side of the house opens to the;

Boiler Room

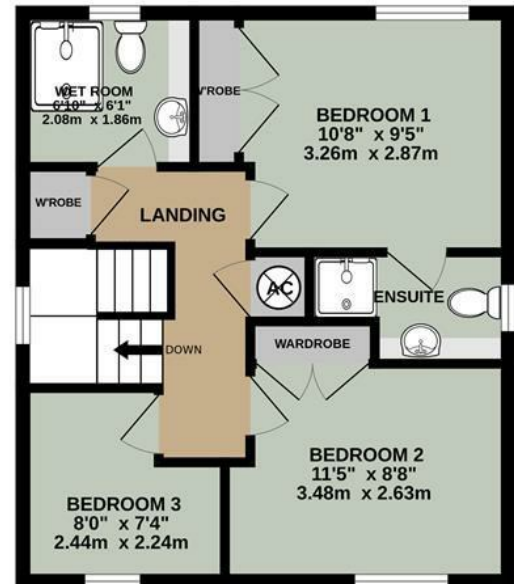
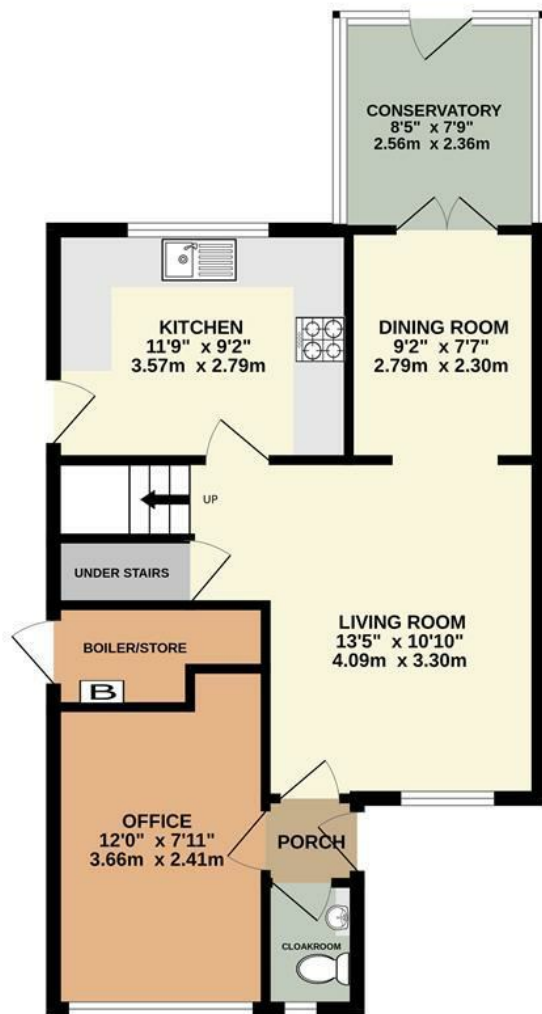
A wall mounted Worcester condensing boiler provides the hot water and central heating.

The rear garden is mainly to grass with a flagged area by the house and mature shrubs to two sides.



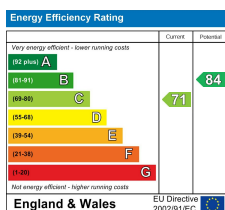
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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