

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

15 Macadam Way, Penrith, Cumbria, CA11 9HG



- **Immaculate and Stylish Modern end of Terrace Family Home**
- **Large Hallway, Lounge Dining Room + Kitchen**
- **3 Bedrooms + Bathroom with Spa Bath**
- **Easily Maintained Gardens to 3 Sides with Evening Sunshine to the Rear**
- **Gas Central Heating via a Condensing Boiler**
- **uPVC Double Glazing Throughout**
- **Tenure Freehold. EPC Rate B. Council Tax Band B**

Asking price £230,000

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 "narrow One Way" section and turn right into Macadam Way, number 15 is on the left.

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall 8'3 x 8'7

Stairs lead off to the first floor. There is a recess for hanging coats, wood laminate flooring and a double radiator. A part glazed door leads to the;



Kitchen 12'3 x 11'2

Fitted with a range of Shaker style wall and base units and a granite effect work surface incorporating a stainless steel sink, mixer taps and a tiled splash back. There is a built in electric oven, microwave and hob with a stainless steel and glass cooker hood above, plumbing for a dishwasher and housing for an American style fridge freezer. The floor is laminate and there are recessed LED lights to the ceiling, kick-board lighting, over surface lighting and a uPVC double glazed window to the rear. There is a door leading out to the rear and a part glazed oak door to the;



Lounge Dining Room 23'11 x 10'11 max

Having a uPVC double glazed window to the front and patio doors to the rear, recessed LED lights to the ceiling, a double radiator and satellite point.



First Floor - Landing

A ceiling trap gives access to the roof space and a recessed airing cupboard houses the recently replaced Worcester condensing boiler providing the hot water and central heating.



Bedroom One 12' x 10'7

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



Bedroom Two 11'7 x 9'7

Having a uPVC double glazed window to the rear and a single radiator.

Bedroom Three 8'11 x 8'11 inc wardrobe

Currently used as a dressing room with a built in wardrobe to one wall, a single radiator and a uPVC double glazed window to the front.



Bathroom 5'7 x 9'10

Fitted with a white toilet, wash basin and a corner spa bath with a Mira mains shower over and tiles around. The floor is tiled and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

To the front of the house is a pebble garden with a stone flagged path to the front door and a picket fence around

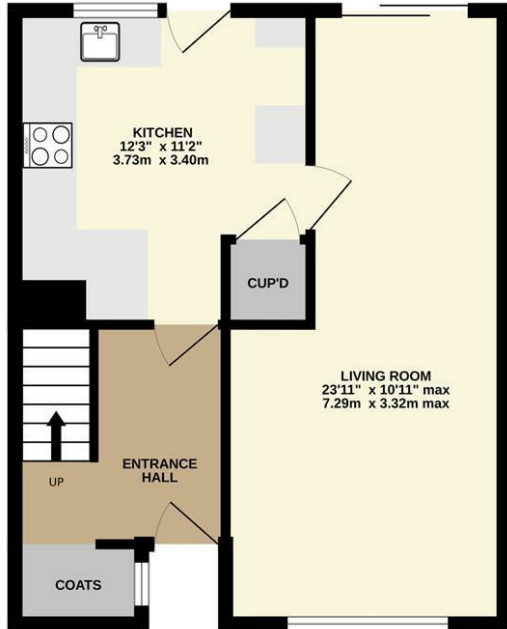


To the rear and side is an enclosed garden area mainly stone flagged with raised beds to two sides, a gravel area and a raised decked seating area with a pergola over

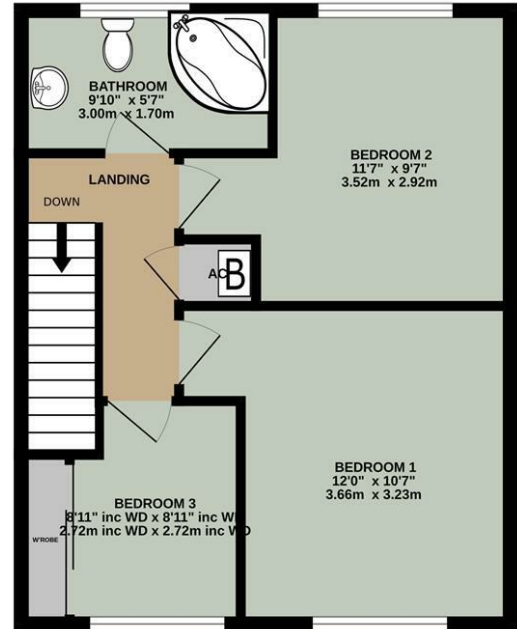
There is a brick built outhouse with light and power



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

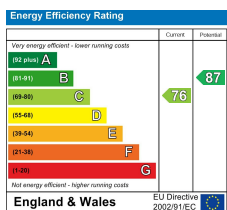


1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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