



# Penrith

£220,000

30 Macadam Way, Penrith, CA11 9HE

Introducing this desirable semi detached home in a popular area of Penrith with easy access to the town centre, great schools and local amenities. This home is filled with natural light and features a family friendly layout, and is ready for new owners to create lasting memories. Upstairs, you'll find three good sized bedrooms each ready to personalise and make your own. Outside, the rear garden has a grassed lawn with mature shrubs and a patio area for entertaining al fresco. For your parking solutions, the driveway provides ample off street parking spaces, ensuring convenience for you and your visitors.

## Quick Overview

3 Bedroom semi detached house

Starter Home

Living Room

Dining Room with patio doors

Popular residential area

Low maintenance gardens

Views of Lake District fells in distance

No onward chain

Driveway

Ultrafast broadband available

Property Reference: P0545



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1



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Ultrafast broadband available



Drive way



**Kitchen**



**Kitchen/ Dining area**



**Living Room**



**Bathroom**

As you step inside, you are greeted by a welcoming hall with stairs leading to the upper floor, setting the tone for the warmth that permeates throughout this lovely home. To your left, the living room beckons, featuring a charming gas fire and surround, creating a cosy focal point for family gatherings. The large double glazed window floods the room with natural light, enhancing the inviting atmosphere. Flowing seamlessly from the living room into the dining room, a versatile space perfect for both casual family meals and entertaining guests. The dining room boasts double glazed patio doors that open directly onto the rear garden, allowing for effortless indoor-outdoor living. Imagine summer barbecues and entertaining in your private garden, a tranquil retreat from the hustle and bustle of everyday life.

Leading from the dining area, the fitted kitchen boasts an integrated four gas burner hob and electric oven. Sink with a availability for a free standing fridge/ freezer and plumbing for a washing machine and dishwasher. A convenient under stairs storage cupboard allows for a clutter-free environment. There's further ample storage in base and wall units and counter space for all your culinary essentials. Access to the rear garden.

Venture upstairs to find three bedrooms and family bathroom. Bedroom 1 is a good-sized double bedroom with double glazed window to rear aspect, providing views over Penrith to the Lake District fells in the distance. Bedroom 2 is double bedroom with double glazed window to front aspect. Bedroom 3 is a single bedroom, that could easily be used as a home office/ study. Double glazed window to front aspect. The three piece family bathroom comprises of, Mira shower over bath, WC and basin with hot and cold taps. Double glazed window to rear aspect.

As you approach, the front garden greets you with its charming simplicity. Chipped stones create a neat and tidy appearance, complemented by some shrubbery and a fir tree boundary that adds a touch of greenery and privacy. The driveway provides ample parking space for multiple vehicles, ensuring convenience for you and your guests. The rear garden offers a small grassed lawn and is bordered by a variety of shrubs and trees. A handy shed is ideal for extra storage. The patio area is the perfect spot to unwind with a good book or savour your morning coffee. A gate allows access to an open grassed area ideal for games with the kids.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many local amenities including, cafes, restaurants, independent shops and doctors' surgery. Good transport links including bus services and railway station provide links to North and South and M6 motorway.

**Accommodation with approx. dimensions**

**Ground Floor**

**Entrance Hall**

**Kitchen**

6' 9" x 4' 08" (2.06m x 1.42m)

**Living Room**

11' 1" x 24' 3" (3.38m x 7.39m)

## First Floor

### Bedroom One

8' 0" x 13' 4" (2.44m x 4.06m)

### Bedroom Two

6' 8" x 10' 6" (2.03m x 3.2m)

### Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m)

## Bathroom

## Property Information

### Tenure

Freehold

### Council Tax

Band B

Westmorland & Furness Council

### Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

### Energy Performance Certificate

Band E

The full Energy Performance Certificate is available on our website and also at any of our offices

### Directions

From Penrith, turn right onto Drovers Lane and follow the road to the top and round to the right. The property will be on the right hand side

### What3words Location

///lyricist.websites.frozen

### Viewings

Strictly by appointment with Hackney & Leigh

### Anti-Money Laundering

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Bedroom One



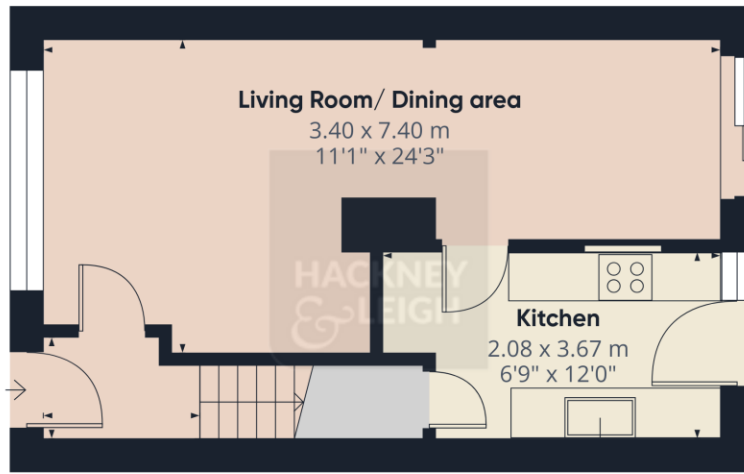
Bedroom Two



Bedroom Three



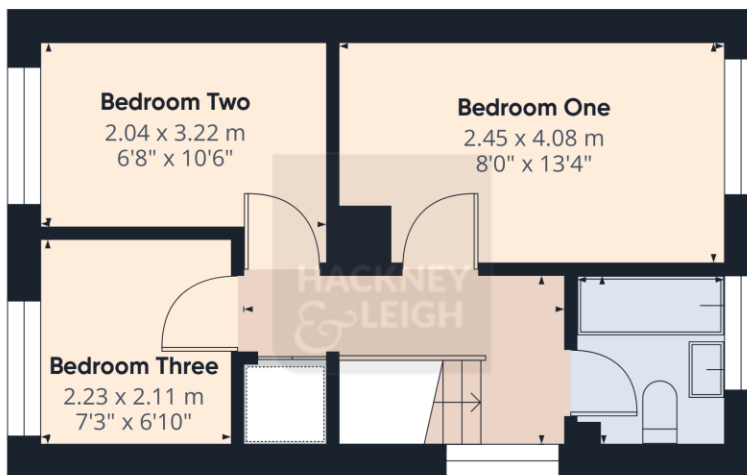
Garden



Floor 0

Approximate total area<sup>(1)</sup>

59.7 m<sup>2</sup>  
643 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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