



# Penrith

£250,000

14 Macadam Gardens, Penrith, Cumbria, CA11 9HS

Situated in a popular residential cul-de-sac in Penrith, this detached house is welcomed to the market with the added benefit of no onward chain. While the property does require some updating, it offers a blank canvas for those eager to put their stamp on a home, and with a bit of imagination could be transformed into a stylish and comfortable haven.

As you step into the property, carpeted stairs lead to the upper level. Through a door to your right, you're welcomed into a cosy lounge which seamlessly flows through an elegant archway into the intimate dining room. Understairs storage cupboard with carpet flooring. The dining room leads to a delightful sunroom, a perfect spot to unwind while enjoying views of the garden and the adjacent school playing field. Imagine sipping your morning coffee here, basking in the natural light that floods the space.

## Quick Overview

- Fitted kitchen & utility room
- Living room
- Dining Room
- Sun Room
- Cul-de-sac location
- No onward chain
- Close to schools & amenities
- Need of some modernisation
- Driveway & garage
- Broadband - Ultrafast available



4



1



3



C



Ultrafast  
available



Driveway  
& Garage

Property Reference: P0401



Kitchen



Living Room



Dining Room



Sun Room

The kitchen offers a practical layout with potential for modernisation. Integrated 4 ring gas hob with oven and extractor fan. Stainless steel sink with hot and cold taps. Grey coloured worktops with white wall and base units. Availability for dishwasher. Double glazed window to rear aspect. Part tiled with vinyl flooring. Adjacent to the kitchen is a utility room, allowing availability for a free standing fridge/ freezer and washing machine. The boiler is located here. Grey coloured worktop. Part tiled with vinyl flooring. Access to side aspect and downstairs WC cloakroom.

The first floor comprises of 4 bedrooms and shower room. Bedroom 1 is a double bedroom with 2 sets of fitted wardrobes and storage cupboard. Double glazed window to front aspect. Carpet flooring. Bedroom 2 is a generous sized double bedroom with fitted wardrobe. Double glazed window to front aspect. Carpet flooring. Bedroom 3 is a good sized single bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 4 is a single bedroom that the owner was using as hobby room, which could easily be used a home office/ study. Double glazed window to rear aspect with carpet flooring. Three piece shower room with walk in shower with waterfall feature, grab rail and retractable seat. WC and basin with hot and cold taps. Double glazed window to rear aspect with vinyl flooring.

Outside the rear garden has a wooden fence and bush boundary. Small grassed area with shrubbery and trees of various sizes with views of St. Catherine's playing field. The rear garden has a wooden fence and bushes boundary, grassed area, trees of various sizes and shrubs. The driveway provides parking for ample vehicles with access to the single garage.

#### Location

Penrith is a quaint market town in the Eden Valley, on the outskirts of the Lake District National Park. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf, cricket and rugby club, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

Kitchen 9'6" x 9'1" (2.90m x 2.77m)

Dining Room 9'2" x 7'8" (2.79m x 2.34m)

Living Room 13'4" max x 10'6" (4.06m max x 3.20m)

Sun Room 9'8" x 7'6" (2.95m x 2.29m)

Utility Room 5'1" x 5'0" (1.55m x 1.52m)

##### Downstairs WC Cloakroom

##### First Floor

Bedroom One 10'7" x 9'0" (3.23m x 2.74m)

Bedroom Two 12'1" x 8'8" (3.68m x 2.64m)

**Bedroom Three** 9'8" x 7'4" max (2.95m x 2.24m max)

**Bedroom Four** 8'8" max x 8'8" max (2.64m max x 2.64m max)

**Bathroom**

**Property Information**

**Tenure**  
Freehold

**Age & Construction**  
We have been advised the property is approximately 34 years old and is of brick and tile construction

**Council Tax**  
Westmorland & Furness Council  
Band D

**Services & Utilities**  
Mains electricity, mains gas and mains water. Mains drainage.

**Energy Performance Rating**  
Band C

**Broadband Speed**  
Ultrafast available

**Directions**  
From Penrith head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/ A592 turns left and becomes Duke Street/ A6. Turn right onto Drovers Lane. Turn left to stay on Drovers Lane and turn right onto Macadam Way, turning right onto Macadam Gardens. The property will be at the end of the cul-de-sac.

**What3Words Location**  
///reseller.toggle.improve

**Viewings**  
By appointment with Hackney and Leigh's Penrith office

**Price**  
£250,000

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Rear Aspect



Garden

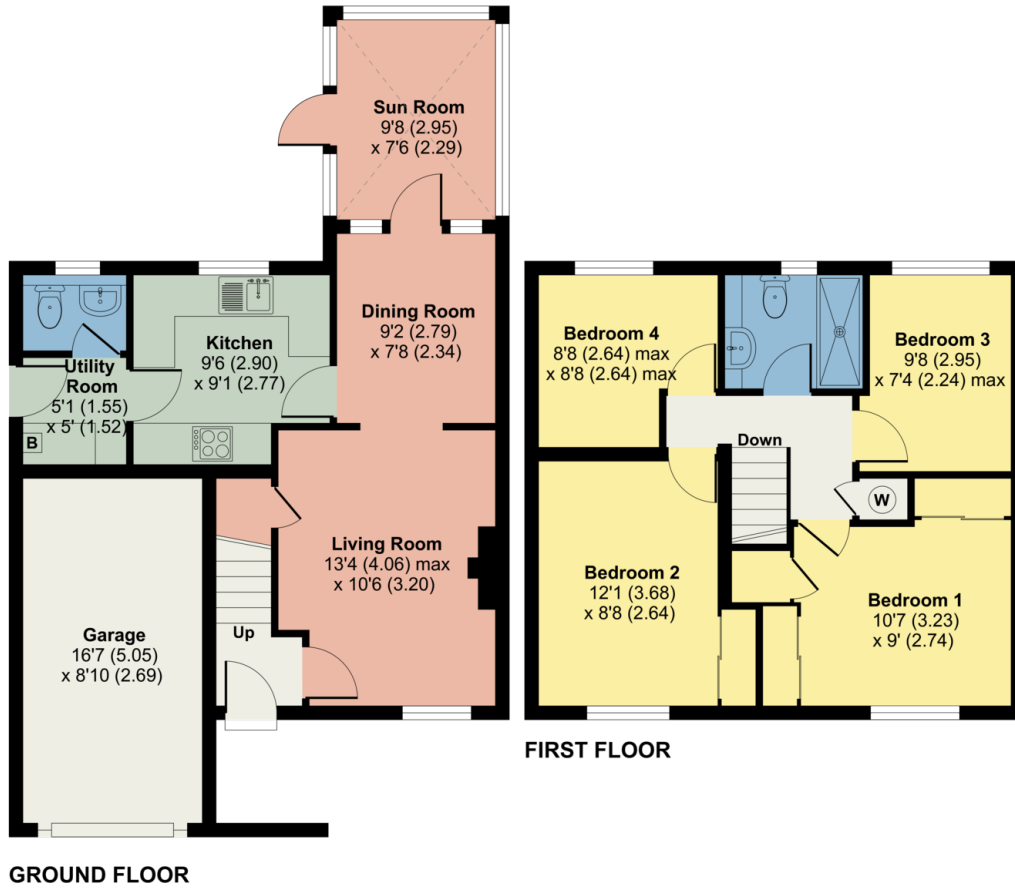
# Macadam Gardens, Penrith, CA11 9HS

Approximate Area = 937 sq ft / 87 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1081 sq ft / 100.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1218284

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/11/2024.

Request a Viewing Online or Call 01768 593593