



MACADAM WAY, PENRITH CA11 9HE

GUIDE PRICE £105,000

This FIRST FLOOR apartment is situated in a quiet cul-de-sac on the edge of the town and has FABULOUS VIEWS over the town towards the Lakeland fells and comprises open plan dining/kitchen/lounge, ONE bedroom and shower room/WC. Front garden with outside store. Ideal investment or first home.

- 1st Floor Apartment
- Open Plan Living Space
- Views
- Quiet Location
- EPC Rating D

Entrance

The property is accessed by a part glazed door with stairs up to the accommodation.

Open Plan Lounge/Kitchen

w: 14' 10" x l: 15' 4"

4.52m x 4.68m Bright open plan room with 2 windows to the front with fabulous views over the Lake District fells. Electric panel heater. The kitchen area is fitted with wall and base units with complementary worktops, breakfast bar with seating for 4, tiled splash backs and stainless steel sink with drainer. Integrated electric oven and hob with extractor hood over, integrated fridge freezer and space and plumbing for a washing machine. Obscured glazed double doors to the hallway.

Bedroom

w: 8' 8" x l: 12'

2.64m x 3.65m Having a window to the rear aspect, large built in cupboard and electric heater.

Shower Room/WC

w: 5' 5" x l: 6' 1"

1.64m x 1.86m Well appointed with a mains fed shower in enclosure with tiled walls and floor, WC and hand basin on vanity unit, electric heated towel rail.

Local Amenities

Penrith is a popular market town with a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 6 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 recreational opportunities. Carlisle 18 miles and easy access to the M6 and rail links.

Directions

From the center of town head past the former Co-op into Sandgate and then turn left at the mini roundabout into Meeting House Lane. Continue across the next mini roundabout at the foot of Wordsworth Street, pass the right turns to Croft Avenue, Graham Street and Field House Gardens. Take the next turning to the right into Macadam Way and proceed to the top. Follow the road round to the right and continue to the lower buildings

Services

Mains electric, water and drainage, electric radiators, double glazing throughout.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Viewings

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

Tenure

We understand that the tenure of the property is Leasehold (999 years from 1st January, 1978).

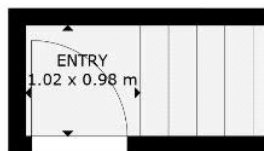
Outside

The property has a private parking space and a lawned garden to the rear plus a useful storage cupboard.

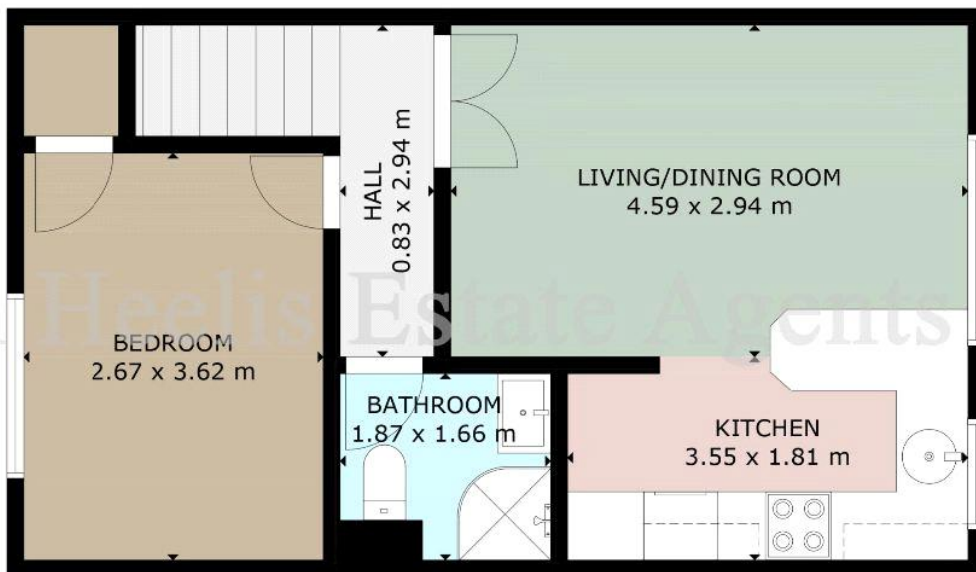
A comprehensive Material Information summary is available upon request.



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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 42 m²
FLOOR 1: 2 m², FLOOR 2: 40 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
England & Wales <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.