

# Cumbrian Properties

47 Macadam Way, Penrith



**Price Region £195,000**

**EPC-E**

End terraced property | Stunning views  
1 reception | 3 bedrooms | 1 bathroom | No onward chain  
Ideal FTB/BTL investment | Gardens & off-street parking

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This three-bedroom end-terraced property enjoys views over Penrith and the surrounding fells. The property briefly comprises an entrance porch, lounge, and a dining kitchen with integrated appliances. To the first floor there are three bedrooms, two of which are doubles, along with a three-piece family bathroom. Externally, the rear of the property offers a low-maintenance tiered garden with block paving, shillies, flagstones, and elevated decking, while to the front there is a lawned garden with floral borders.

The double glazed and gas central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance porch.**

**ENTRANCE PORCH (5' x 4')** Leads into the lounge.

**LOUNGE (15' x 15')** Double glazed UPVC window to the front, radiator, staircase to the first floor, understairs storage cupboard and door leading to the dining kitchen.



LOUNGE

**DINING KITCHEN (15' x 10')** Fitted kitchen incorporating sink and drainer with mixer tap, electric oven and grill with four burner gas hob, aluminium splashback and extractor hood above, integrated dishwasher and plumbing and space for washing machine.

Radiator, tile effect laminate flooring, double glazed UPVC windows to the rear, frosted double glazed UPVC full length window and door leading to the rear garden.



DINING KITCHEN

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**FIRST FLOOR**

**LANDING** Double glazed UPVC window to the side and doors leading to three bedrooms and family bathroom.

**BEDROOM 1 (15' x 8'5)** Double glazed UPVC window to the front and radiator.



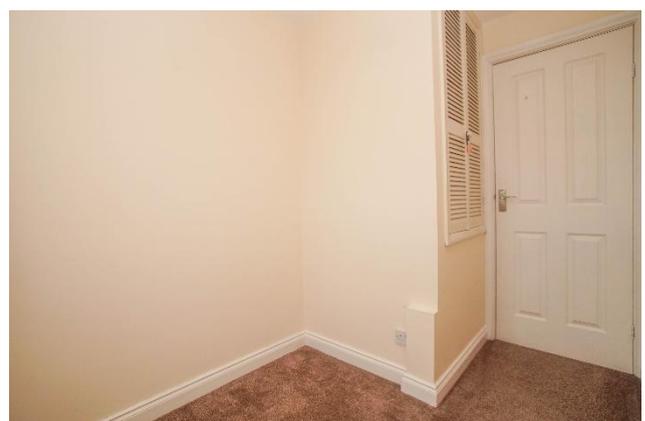
BEDROOM 1

**BEDROOM 2 (10'5 x 8'5)** Double glazed UPVC window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (10' x 6')** Double glazed UPVC window to the front and fitted shelved storage cupboard housing the Worcester gas boiler.



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**FAMILY BATHROOM (6'5 x 6')** Three piece suite comprising electric shower over corner bath, wash hand basin with mixer tap and WC. Tiled splashback, radiator and frosted double glazed UPVC window to the rear.



BATHROOM

**OUTSIDE** To the rear of the property is a low maintenance tiered garden comprising block paving, laid flagstones and elevated timber decking. To the front of the property is a lawned garden with floral borders.



REAR OF THE PROPERTY

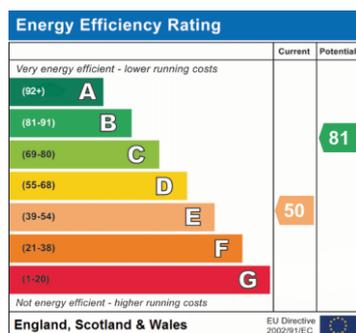


REAR GARDEN

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**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.



**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

### **ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.