

1 Hackberry Bank, Elm Terrace, Penrith, CA11 7LB



- **Smart, Stylish and Efficient Modern 3 Storey Family Home**
- **Convenient Location in the Heart of Penrith**
- **Outlook to the Front Across Penrith to Beacon Edge**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Double Bedrooms, 1 En-Suite Shower Room + House Bathroom**
- **Off Road Parking Space and Secure enclosed Rear Garden**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating - C**

Offers in excess of £240,000

Convenient for the centre of Penrith and the local amenities yet is a peaceful side street with a view to the front across Penrith to the Beacon Edge, 1 Hackberry Bank is a stylish, modern three storey townhouse offering generous and immaculately presented accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Rear Lobby, Cloakroom, Landing, 2 Double Bedrooms and a Bathroom to the first floor and a 3rd Double Bedroom with En-suite to the second floor. Outside there is an Off Road Parking Space and an Enclosed Rear Garden to Flags and gravel. This smart family home also benefits from uPVC Double Glazing and Gas Central Heating combined with efficient modern insulation to give an impressive EPC rating of B.

Location

1 Hackberry Bank is on Elm Terrace in the centre of Penrith and can be found on foot from the Wilkes-Green and Hill office by turning right on Great Dockray, passing the Cornmarket and crossing over Castlegate. Walk to the top on Poets Walk to Elm Terrace. Hackberry Bank is on the left.

By car, head up Castlegate, cross over the first mini roundabout and take the second exit at the next mini round. Turn right, just beyond Ferguson's shop into a narrow lane which becomes Elm Terrace. Hackberry Bank is on the right.

The what3words position is; kindest.refusals.gulped

Amenities

Penrith is a popular market town, 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, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Having laminate flooring, a single radiator and wall mounted MCB consumer unit. Stairs lead to the first floor with painted handrail and spindles and an oak door opens into the;



Dining Kitchen 16'1 x 11'10 max 9'1 min (4.90m x 3.61m max 2.77m min)

Fitted with a range of matt grey units and a dark grey work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and gas hob with stainless steel splashback and extractor hood, an integral fridge freezer and washing machine. The ceiling has recessed down lights the flooring is laminate and there is a double radiator, a uPVC double glazed window to the front and oak doors off to an understairs cupboard and and to the;



Living Room 14' x 11'10 (4.27m x 3.61m)

Having recessed downlights, a double radiator, a TV and telephone point and uPVC double glazed double doors open to the rear and an oak door to the;



Rear Lobby

Having a single radiator, a composite door to the outside and an oak door to the;

Cloakroom 6'2 x 4'2 (1.88m x 1.27m)

Fitted with a toilet with boxed in cistern and a wash hand basin. The flooring is vinyl tiled, the ceiling has recessed down lights and there is a single radiator and an extractor fan.



First Floor-Landing

uPVC double glazed windows to the front and side give natural light. There is a single radiator and stairs lead to the first floor. Oak doors open to bedrooms one and two and the bathroom.

Bedroom One 13'6 x 11'9 + 5'7 x 4'6 (4.11m x 3.58m + 1.70m x 1.37m)

The ceiling is partly sloped with recessed down lights and two double glazed Velux windows and there is a further uPVC double glazed window to the rear. There is a single radiator and a TV point.



Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)

The ceiling has recessed down lights and there is a single radiator and uPVC double glazed window to the front with an outlook across the roof tops of Penrith to Beacon Edge.



Bathroom 5'9 x 9'2 (1.75m x 2.79m)

Fitted with a contemporary toilet, wash basin and square ended bath with mixer taps, a mains fed shower two head shower over, a clear screen and marine boarding around. The ceiling has recessed downlights, the floor is vinyl tiled and there is a chrome heated towel rail and an extractor fan.



Second Floor-Landing

An oak door opens to;

Bedroom Three 17'3 x 10'6 (5.26m x 3.20m)

The ceiling is open to the apex with recessed downlights, two double glazed Velux windows to the rear and a double glazed dormer window to the front give an outlook across the rooftops of Penrith to Beacon Edge. There is a TV point, a radiator and access to a small eaves store and a recessed cupboard. An oak door opens to the;



En-Suite 7'10 x 5'6 (2.39m x 1.68m)

Fitted with a wash basin with cabinet below, a toilet with a boxed in cistern and a quadrant shower enclosure with a mains fed two head shower and marine boarding to two sides. The ceiling is sloped with recessed lights, an extractor fan and there is a single radiator.



Outside

To the front of the house is a block paved forecourt with off road parking for a car.

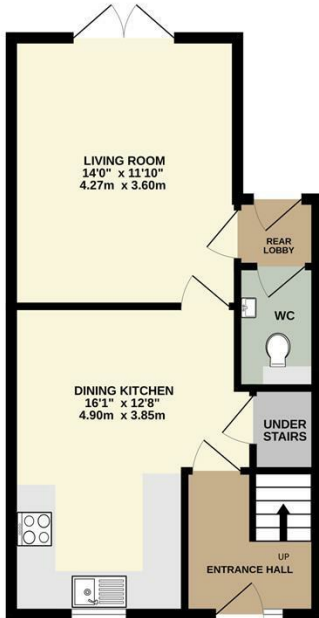
A flagged path and gate to the side of the house leads to the;

Rear Garden

Being laid to gravel and a flagged patio with a high fence and wall around.



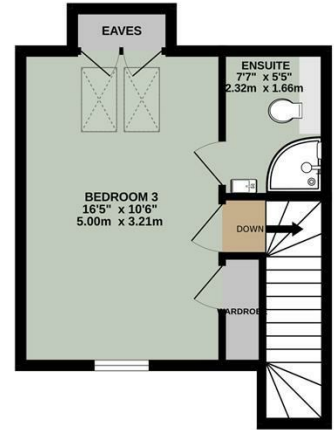
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



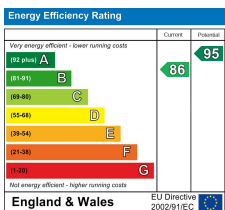
2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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