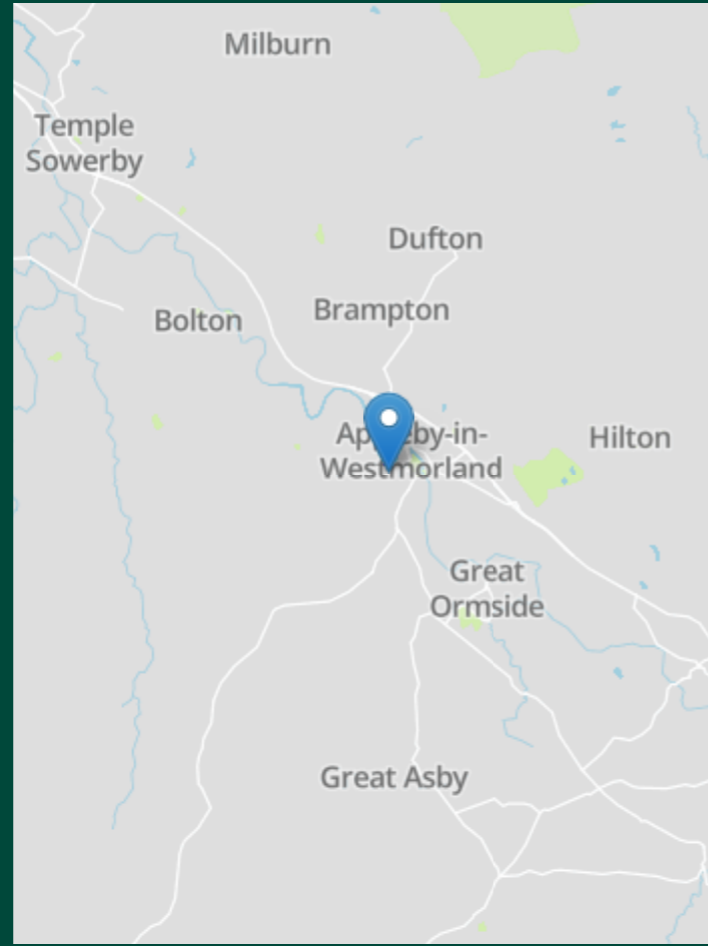
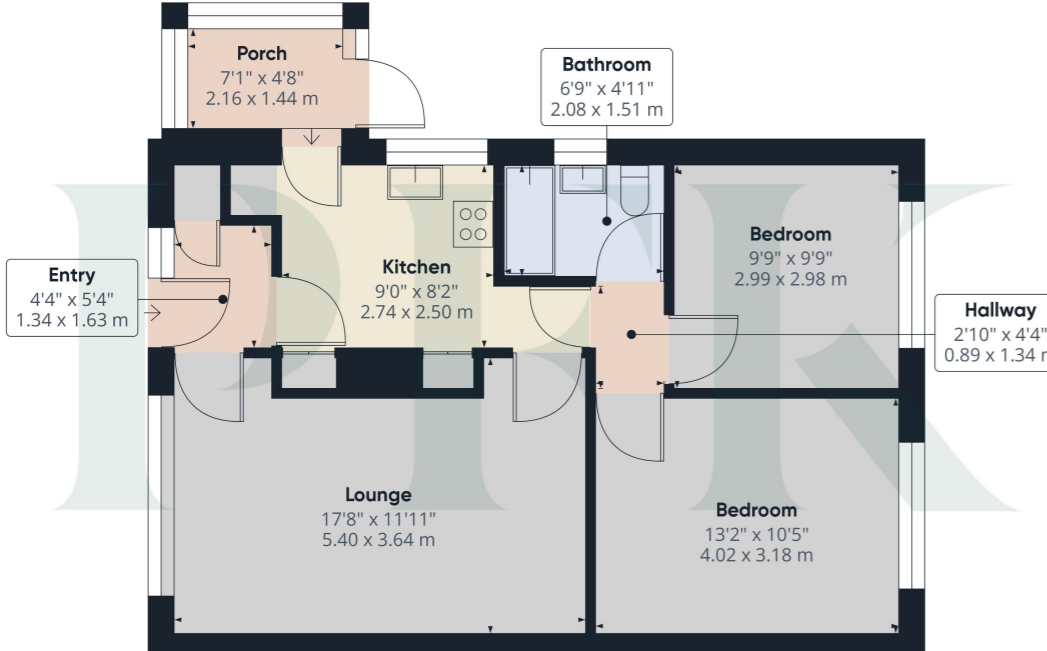



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate total area*

655.64 ft²
60.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



3 Margarets Way, Appleby-in-Westmorland, Cumbria, CA16 6SA

- Semi det bungalow
- 2 double bedrooms
- Gardens & parking
- Close to amenities
- Council Tax: Band B
- Tenure: freehold
- EPC rating E

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- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and provides good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

A well proportioned, semi-detached two bed bungalow, located in the desirable area of Margarets Way, conveniently located for local amenities within the town of Appleby. Set on a good sized plot with offroad parking and well established gardens, accommodation briefly comprises lounge/diner, kitchen, side porch, two double bedrooms and a three piece family bathroom.

ACCOMMODATION

Entrance Porch

Accessed via UPVC part glazed door with glazed side panel. With storage cupboard and radiator.

Lounge

5.40m x 3.64m (17' 9" x 11' 11") A generous, front aspect reception room with decorative coving, gas fire set on a stone hearth with wood surround, radiator and space for dining table.

Kitchen

2.74m x 2.50m (9' 0" x 8' 2") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, integrated slimline dishwasher and space for fridge freezer. Two storage cupboards, one of which houses the hot water cylinder, inset ceiling spotlights, side aspect window and glazed door to the side porch.

Side Porch

Glazed to three sides with plumbing for washing machine and UPVC glazed door leading out to the garden.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, part tiled walls and tiled flooring, vertical heated towel rail and obscured side aspect window.

Bedroom 2

2.99m x 2.98m (9' 10" x 9' 9") Rear aspect double bedroom with decorative coving and radiator.

Bedroom 1

4.02m x 3.18m (13' 2" x 10' 5") A rear aspect double bedroom with decorative coving and radiator.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad driveway parking for one car and an enclosed gravelled garden with shrub borders. Side access leads to the rear garden, mainly laid to lawn with mature borders.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the bridge in the centre of Appleby, proceed up Boroughgate towards the castle. Follow the main road down to the right in front of the castle and then take the second left turn into Colby Lane. Continue past the right turns into Glebe Road and Overwood Place, and the property is situated on the right hand side on Margarets Way.

