

Cumbrian Properties

Westway, Croft Ends, Appleby



Price Region £160,000

EPC-E

Mid-terraced property | Lovely open aspect to the rear
1 reception | 3 bedrooms | 1 bathroom
Lawned gardens | No onward chain

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A three bedroom, mid-terraced property situated within a two mile drive to Appleby, making this an ideal second home/holiday home or buy to let investment as previously successfully utilised over the last 15 years, or as a main residence. The UPVC double glazed accommodation briefly comprises entrance hall, lounge and dining kitchen. To the first floor there are three bedrooms and bathroom. Lawned front and rear gardens with a lovely open aspect to the rear over the fields towards the distant fells. Previously utilised as a successful buy to let property and equally suitable as a second/holiday home or main residence. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and understairs storage cupboard. Doors to lounge and dining kitchen.

LOUNGE (16' x 15' max) Parkray stove with back boiler (fitted by Hearth & Home 2018) with slate back and hearth and wooden lintel above, beamed ceiling, UPVC double glazed window and radiator. Steps down into the dining kitchen.

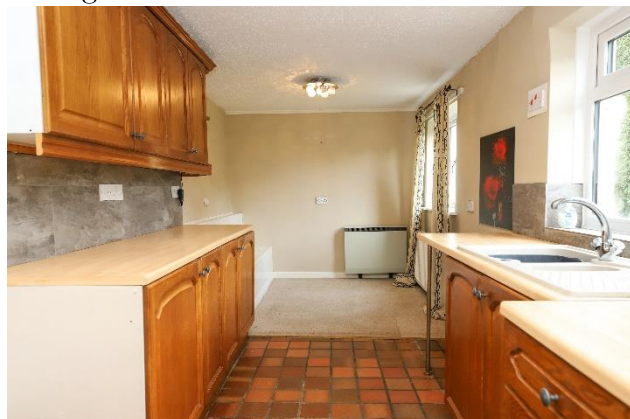


LOUNGE

DINING KITCHEN (22' max x 8')

KITCHEN AREA Fitted kitchen incorporating a one and a half bowl sink with mixer tap, point for electric cooker with splashback, plumbing for washing machine, space for fridge freezer, tiled flooring, UPVC double glazed window with lovely views to the fells and UPVC double glazed door to the rear.

DINING AREA UPVC double glazed window with lovely views towards the fells, radiator, Dimplex electric storage heater and banquette seating area.



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DINING AREA

FIRST FLOOR

LANDING Dimplex electric storage heater, doors to bedrooms and bathroom.

BEDROOM 1 (16'5 max x 11' max) UPVC double glazed window and two radiators.



BEDROOM 1

BEDROOM 2 (15' x 8') Steps down into the room with UPVC double glazed window with views across the garden and field towards the fells, radiator and airing cupboard.



BEDROOM 2

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BEDROOM 3 (12' max x 10' max) "L" shaped room with UPVC double glazed window, radiator, loft access and storage cupboard.



BEDROOM 3

BATHROOM (8' x 6'5) Steps down to the three piece bathroom comprising handheld shower above panelled bath, low level WC and pedestal wash hand basin. Radiator and UPVC double glazed frosted window.



BATHROOM

OUTSIDE Lawned front garden with mature borders. Good size lawned rear garden enjoying a lovely open aspect over the fields towards the fells. Mature flower borders housing a variety of mature shrubs and bushes, concrete area and steps down to a flagged patio with garden shed.



REAR GARDEN

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VIEW TO THE REAR

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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