
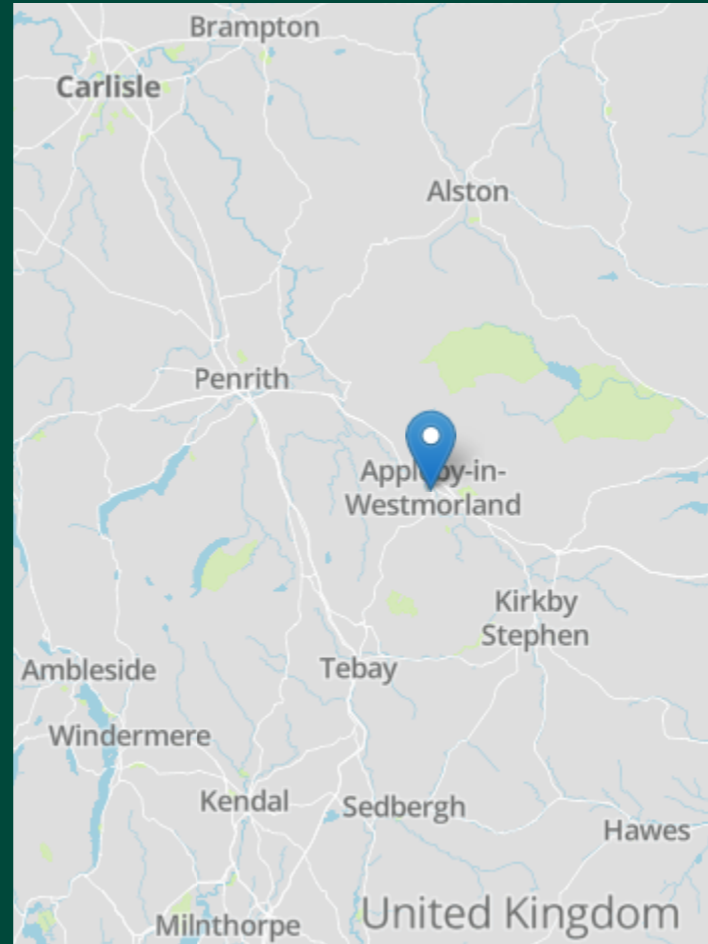


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Bathroom
6'1" x 5'4"
1.87 x 1.64 m


Kitchen
13'5" x 8'4"
4.11 x 2.56 m

Living Room
16'0" x 11'3"
4.88 x 3.44 m

Bedroom
8'8" x 8'4"
2.66 x 2.55 m

Bedroom
12'3" x 11'3"
3.74 x 3.45 m

Hallway
6'1" x 2'7"
1.87 x 0.79 m



Approximate total area*

580.17 ft²
53.9 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




4 Glebe Road, Appleby-in-Westmorland, Cumbria, CA16 6RT

- Semi-detached bungalow
 - Lovely views
 - Tenure - freehold
- 2 Bedrooms
 - Good sized rear garden
 - Council tax - Band B
- In need of refurbishment
 - Driveway and single garage
 - EPC rating - D

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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. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A two bedroom, semi detached bungalow, conveniently located on a desirable residential estate within the historic market town of Appleby. Although now in need of some updating, the bungalow offers nicely proportioned accommodation including good sized kitchen and lounge, two bedrooms and a bathroom. Due to the elevation of the property, views can be enjoyed from the front. Externally, a shrub and lawn garden, flank the tarmac driveway at the front which leads to a single, detached garage and also gives access to a generous garden at the rear.

ACCOMMODATION

Kitchen

4.11m x 2.56m (13' 6" x 8' 5") Accessed via a small vestibule and part glazed, uPVC entrance door. Side aspect kitchen fitted with a good range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drain unit with mixer tap. Freestanding gas range cooker with extractor above, integrated fridge freezer and space/plumbing for washing machine. Further part glazed door leading to the rear of the property.

Living Room

4.88m x 3.44m (16' 0" x 11' 3") Well proportioned, reception room with large window to the front aspect, gas fire set in surround, radiator and door to:-

Inner Hallway

1.87m x 0.79m (6' 2" x 2' 7") Providing access to two bedroom and the bathroom.

Bathroom

1.87m x 1.64m (6' 2" x 5' 5") Side aspect bathroom fitted with three piece suite comprising bath with shower over, WC and wash hand basin. Heated towel rail.

Bedroom 1

3.74m x 3.45m (12' 3" x 11' 4") Good sized, rear aspect, double bedroom with radiator.

Bedroom 2

2.66m x 2.55m (8' 9" x 8' 4") Rear aspect, single bedroom with radiator.

EXTERNALLY

Private Driveway Parking

A sloped, tarmac driveway at the front of the property provides off road parking and leads to:-

Single Detached Garage

With up and over door, power and light.

Gardens

A small, sloped, lawned garden with mature trees, shrubs and plants, flanks the driveway at the front of the bungalow. Access via the side to a good sized, rear garden which is also mainly laid to lawn with established planting and hardstanding seating area.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/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 along this road, taking the second right onto Glebe Road and the property can be found straight ahead.

