

PKK

9 Murton View, Appleby-in-Westmorland CA16 6RF

Guide Price: £199,500





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 gives good access to the north, the Lake District National Park 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

An opportunity to acquire an immaculately presented, extended, three bedroom semi detached property, situated within the delightful Murton View estate.

Occupied by the current owner for over thirty years, this excellent home enjoys well-proportioned rooms throughout, having been extended on three occasions to create flexible accommodation over two floors. The elevation of the property affords a lovely outlook of the fells, as reflected in the name of this conveniently located residential development.

Accommodation briefly comprises: front porch and side entrance hallway, living room, extended kitchen with seating, modern shower room and adaptable rear aspect room, with double patio doors leading to the garden, which would work well as a double bedroom or study/hobby room. To the first floor there are two double bedrooms, with the principal room having the benefit of a dressing area, and a family bathroom.

Externally, block paving provides ample off road parking and side access leads to low maintenance patio gardens set over two levels.

Properties in this area, especially of this size, flexibility and condition, rarely come to the market, don't miss out!

ACCOMMODATION

Front Entrance Vestibule

Accessed via uPVC entrance door and with further door: -

Living Room

4.3m x 3.6m (14' 1" x 11' 10") max. A front aspect room with gas fire set within stone and wood surround. Stairs to first floor and door to: -

Split Level Kitchen

Upper Level 3.6m x 2.4m (11' 10" x 7' 10") Fitted with excellent range of wall and base units with complementary work surfaces incorporating stainless steel sink/drainers with mixer tap, and tiled splash backs. Integrated appliances including eye-level double oven, electric hob with extractor fan over, and washing machine. A good sized breakfast bar, with radiator beneath and upper level cupboards incorporating feature lighting, provides informal seating/dining space. Vinyl flooring.

Lower Level 1.5m x 2.8m (4' 11" x 9' 2") With window to rear aspect and fitted with excellent range of wall and base units with complementary work surfaces and tiled upstands. Integrated under counter fridge and freezer, pull out storage with inner drawers, cupboard housing the wall mounted boiler, space for tumble dryer, radiator and vinyl flooring.

Side Entrance

A side entrance provides access to the extended area of the property with door leading into: -

Hallway

With cloaks area, coir matting and passageway to further small hallway which leads to the lower kitchen level. A Velux window allows light to stream into the hallway.

Shower Room

1.2m x 1.8m (3' 11" x 5' 11") An excellent, modern, shower room comprising fully panelled shower cubicle with electric shower, wash hand basin and WC. Window to side aspect, radiator and tiled flooring.

Bedroom 3/Family Room/Office/Hobby Room

2.2m x 3.9m (7' 3" x 12' 10") A versatile room forming part of the third extension and offering potential for variety of uses. Radiator and uPVC patio doors leading to the upper patio garden.

FIRST FLOOR

Landing

With access hatch to fully boarded loft space.

Principal Bedroom

2.4m x 3.0m (7' 10" x 9' 10") - to wardrobes. With built in wardrobes to one wall, radiator and opening through to: -

Dressing Area

2.8m x 1.5m (9' 2" x 4' 11") With window to rear aspect offering far reaching views. Radiator and built in drawers.

Bedroom 2

2.3m x 3.1m (7' 7" x 10' 2") - to wardrobes. A double bedroom with twin windows to front aspect, built in wardrobes, radiator and over stairs cupboard providing excellent storage.

Family Bathroom

1.9m x 1.7m (6' 3" x 5' 7") A partly tiled, side aspect room with three piece suite comprising bath with electric shower over and folding shower screen, wash hand basin and WC. Radiator, extractor fan and laminate flooring.

EXTERNALLY

Driveway Parking

A generous, blocked paved driveway at the front of the property provides off road parking.

Patio Gardens

A raised flower bed flanks the driveway at the front. Access via the side of the house to an upper level, low maintenance, flagged, patio which offers far reaching views. Steps down to an enclosed, second flagged patio garden.

ADDITIONAL INFORMATION

Tenure

The tenure of this property is freehold.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

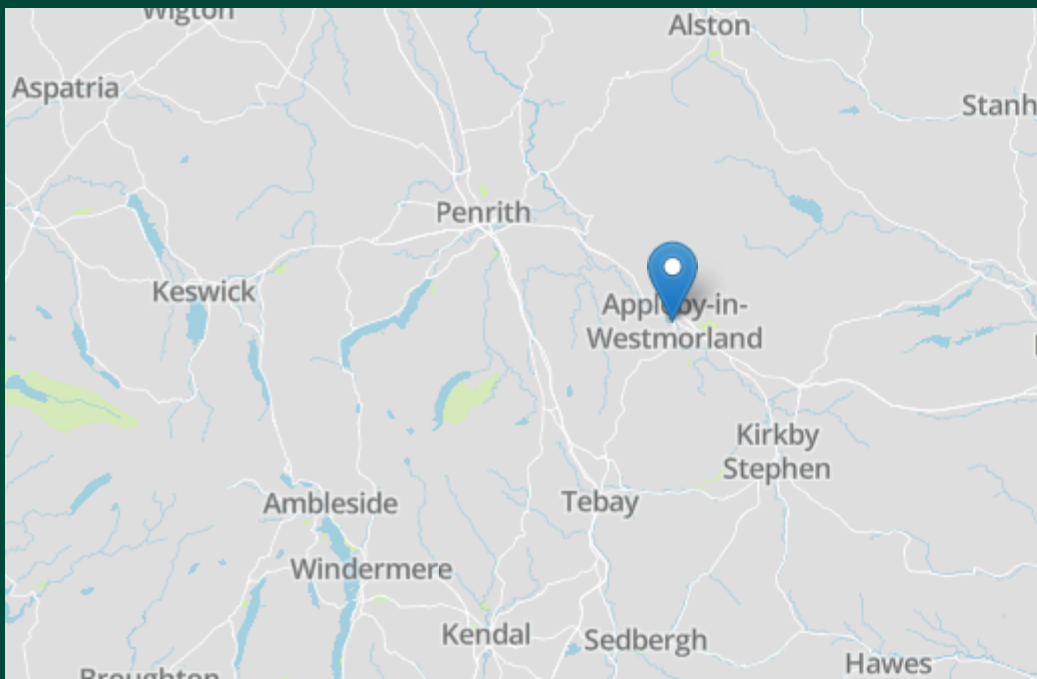
Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: Once over the bridge in the centre of Appleby, head up Boroughgate, following the road around the castle wall. Turn right into Colby Lane, right again into Glebe Road, follow the road round to the left and continue where the road turns to the right. Proceed along this road, which will continue into Murton View and number 9 is a short distance along on the left.





PFK

Approximate total area⁽¹⁾
 793.79 ft²
 73.75 m²

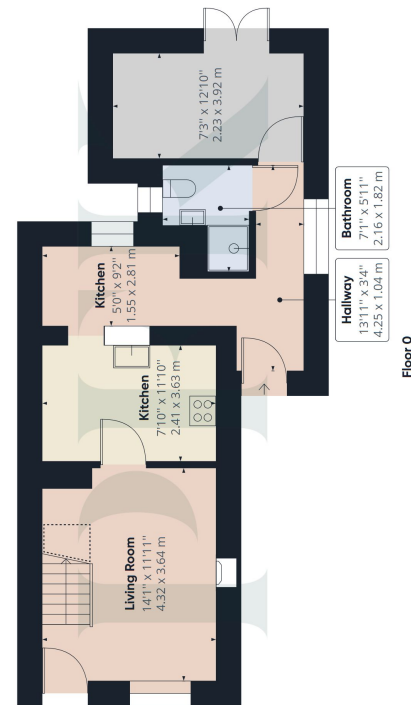
Reduced headroom
 16.92 ft²
 1.57 m²

(1) Excluding balconies and terraces

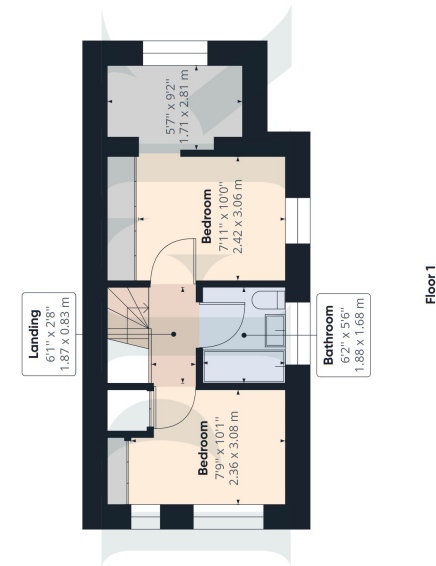
Reduced headroom (below 1.5m/4.92ft)

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



Floor 0



Floor 1