

FOR SALE

Guide Price: £170,000



PFK

10 Murton View, Appleby- in-Westmorland, Cumbria CA16 6RF

- Semi detached house
- 2 bedrooms
- Lounge & dining kitchen
- Gardens & parking
- Tenure: freehold
- Council Tax: Band B
- EPC rating TBC

Penrith
9-10, Devonshire Street, Penrith, CA11 7SS

01768 862135
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ABOUT THE PROPERTY

The opportunity to acquire a two bedroomed semi detached property, nestled within the sought after Murton View estate. Perfectly positioned in a peaceful residential area, this delightful home is ideal for first time buyers, small families, or those looking to downsize.

Accommodation briefly comprises front porch, leading into a living room, with a dining kitchen located to the rear of the property, to the ground floor. To the first floor, there are two good sized bedrooms and a well appointed family bathroom.

Externally, the property benefits from a driveway, providing ample offroad parking. The front garden adds a touch of greenery, while the rear garden space for outdoor enjoyment.

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.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Vestibule

Accessed via UPVC front door with double glazed window and door into: -

Living Room

3.62m x 4.33m (11' 11" x 14' 2") (max measurements) A front aspect reception room with decorative coving, gas fire in a timber surround with inset and hearth, stairs to the first floor with recessed understairs area, radiator, front aspect window and door into the dining kitchen.

Breakfasting Kitchen

3.62m x 2.40m (11' 11" x 7' 10") Fitted with a range of base and drawer units with complementary work surfacing incorporating single drainer sink unit with tiled splashbacks. Decorative coving, storage cupboard, Baxi central heating boiler, radiator, rear aspect window and part glazed UPVC door out to the rear garden.

FIRST FLOOR

Landing

With loft access and doors leading to first floor rooms.

Bedroom 1

3.59m x 2.34m (11' 9" x 7' 8") (max measurements) A front aspect bedroom with radiator and overstairs storage cupboard.

Bedroom 2

3.03m to wardrobe front x 2.40m (9' 11" to wardrobe front x 7' 10") A rear aspect bedroom with fitted wardrobe/storage and vanity unit to one wall, decorative coving and radiator.

Bathroom

1.86m x 1.68m (6' 1" x 5' 6") (max measurements) Fitted with a white three piece suite comprising bath with shower over, pedestal wash hand basin and WC. Part tiled walls, laminate flooring, radiator and obscured side aspect window.

EXTERNALLY

Driveway Parking

Vehicular drive/parking to the side of the property.

Gardens

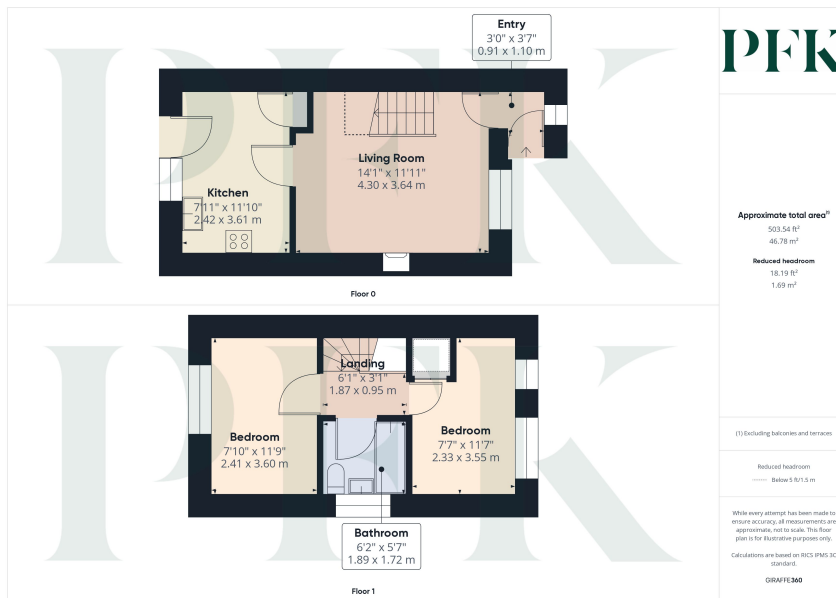
Front lawned garden with pathway to main entrance. Rear lawned garden with steps to patio area.

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; Emma Harrison Financial Services - 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.

FLOORPLAN



EPC

SALE DETAILS

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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

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 10 is located on the left.

What3Words - ///flattered.emeralds.fenced

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