

Cumbrian Properties

8 Glebe Crescent, Appleby



Price Region £269,500

EPC-

Extended semi-detached bungalow | Fully renovated
1 reception | 2 double bedrooms | 2 bathrooms
Gardens, parking & summer house | Views towards the fells

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 8 GLEBE CRESCENT, APPLEBY

A two double bedroom, two bathroom, extended, semi-detached property which has been fully renovated by the current vendors. The accommodation briefly comprises entrance porch, kitchen with integrated appliances, lounge, two double bedrooms, master en-suite bathroom and shower room. Front and rear gardens and summer house with power and light. The front garden will be completed by the current vendors, but the rear garden would need to be completed by the new owners.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance porch.

ENTRANCE PORCH Radiator and glazed door, with integral blinds, into kitchen.

KITCHEN (15'4 x 8') Fitted kitchen incorporating a one and a half bowl sink with mixer tap, four ring AEG induction hob with extractor hood above, integrated double oven and microwave, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, cupboard housing the boiler, ceiling spotlights, ash wood effect flooring, UPVC double glazed window with integral blinds, composite door to the side and glazed door to inner hall.



KITCHEN

INNER HALL Doors to lounge, bedrooms and shower room.

LOUNGE (16'7 x 11') UPVC double glazed window and radiator.



LOUNGE

3/ 8 GLEBE CRESCENT, APPLEBY

BEDROOM 1 (25'4 max x 10'9 max) Bedroom area with UPVC double glazed door with windows to either side enjoying views towards the fells. Dressing area with radiator and door to en-suite bathroom.



BEDROOM 1

EN-SUITE BATHROOM (7'8 x 6') Three piece suite comprising shower above bath, low level WC and vanity unit wash hand basin. Shower boarded walls, panelled ceiling with spotlights, chrome towel rail radiator and tiled flooring.



EN-SUITE BATHROOM

BEDROOM 2 (19'7 max x 11' max) Radiator and UPVC double glazed French door with windows to either side enjoying views towards the fells.



BEDROOM 2

4/ 8 GLEBE CRESCENT, APPLEBY

SHOWER ROOM (7'5 x 5') Three piece suite comprising rainfall shower and shower attachment in walk-in cubicle, low level WC and vanity unit wash hand basin. Towel rail radiator, shower boarded walls, panelled ceiling with spotlights, tiled flooring and UPVC double glazed frosted window.



SHOWER ROOM

OUTSIDE Front garden (which will be turfed by the vendors) and block paved driveway, with outside tap, leading to the rear garden. The rear garden, which is in need of completion by the new owners, benefits from a **summer house (15'8 x 9')** with power and light. There is the potential for either Juliette balconies or raised decked areas from both bedrooms (these would also need completed by the new owners).

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC TO FOLLOW