

# Cumbrian Properties

## 10 Murton View, Appleby



**Price Region £185,000**

**EPC-C**

Semi-detached property | Sought after location

1 reception | 2 double bedrooms | 1 bathroom

Front & rear gardens with driveway parking | Ideal first time buy

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## 2/ 10 MURTON VIEW, APPLEBY-IN-WESTMORLAND

This two bedroom semi-detached property is tastefully decorated throughout with a generous rear garden with woodland aspect and driveway parking to the front. The gas central heated and fully double glazed property briefly comprises vestibule, lounge with staircase to the first floor and leads through to the newly fitted kitchen. To the first floor there are two double bedrooms and a three piece family bathroom. Externally, to the front of the property is a low maintenance lawn and driveway parking for multiple vehicles. To the rear of the property is a spacious garden with patio area. The property is only a short walk into the historic market town of Appleby where you will find a variety of shops, restaurants and scenic walks. The property would be an ideal opportunity for a first time buyer or for someone looking to downsize.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property via the frosted double glazed front door into the vestibule.**

**VESTIBULE** Leads into the lounge and staircase to the first floor.

**LOUNGE (14' x 12' max)** Double glazed window to the front, radiator and leads through to the kitchen.



LOUNGE

**KITCHEN (12' x 8' max)** Newly fitted kitchen incorporating a range of wall and base units, freestanding electric cooker with hob, breakfast bar & integrated dishwasher, fridge & washing machine. Unit housing newly fitted boiler and double glazed door to the rear.



KITCHEN

**FIRST FLOOR**

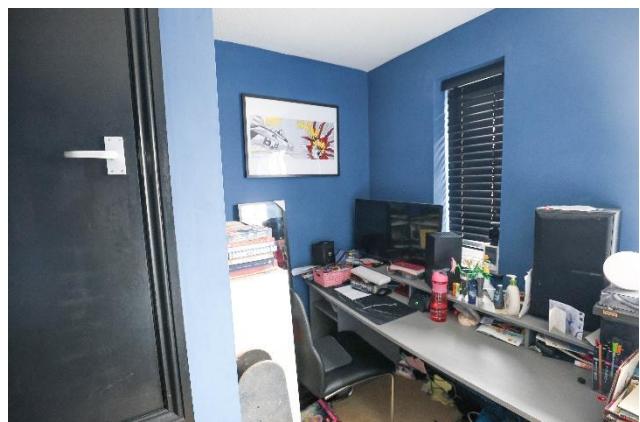
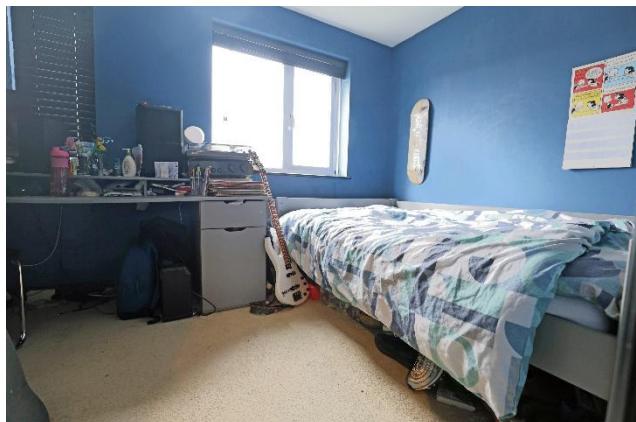
**LANDING** Doors to two double bedrooms and family bathroom.

**BEDROOM 1 (12' x 8' max)** Radiator and double glazed window to the rear with open aspect view.



BEDROOM 1

**BEDROOM 2 (12' x 8'5 max)** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 2

**FAMILY BATHROOM (6' x 6'5 max)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Frosted double glazed window to the side and wood effect flooring.



BATHROOM

## 4/ 10 MURTON VIEW, APPLEBY-IN-WESTMORLAND

**OUTSIDE** To the front of the property is a small lawned area and driveway parking for up to three cars. To the rear of the property there is a low maintenance garden with shed and patio area.



REAR GARDEN

**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.

