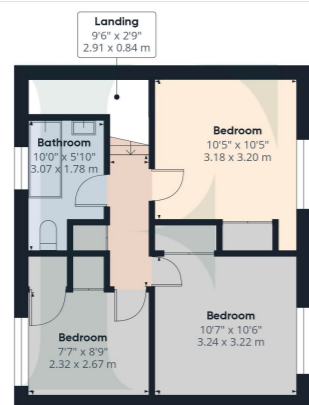


Floor 0



Floor 1



Approximate total area*
872.1 ft²
81.02 m²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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6 Scattergate Crescent, Appleby-in-Westmorland, CA16 6SR

- 3 bed end terrace
- Local occupancy restriction applies
- Tenure: freehold
- Spacious accommodation
- Close to amenities
- EPC rating TBC
- Garden & parking
- Council tax: Band B

01768 862135

penrith@pfk.co.uk

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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 gives 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.

PROPERTY DESCRIPTION

6 Scattergate Crescent is a delightful 3 bed property, conveniently located within the historic town of Appleby. The property is well proportioned throughout and briefly comprises lounge/diner and kitchen to the ground floor, with three good sized bedrooms and a three piece family bathroom to the first floor. Externally, there is a lawned garden to the front and side with a secure patio at the rear and driveway parking.

Please note that a Cumbria wide Local Occupancy Restriction is in force on the property.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door with glazed panel over. With dual aspect windows and part glazed door into the hallway.

Hallway

With cloaks area, stairs to the first floor with understairs storage cupboard, front aspect window and doors leading to the ground floor rooms.

Kitchen

4.40m x 2.70m (14' 5" x 8' 10") Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for washing machine and dishwasher, and space for freestanding fridge freezer. Built in storage cupboard, recessed ceiling spotlights and front aspect window.

Lounge/Diner

7.0m x 3.20m (23' 0" x 10' 6") A generous, open plan reception room with decorative coving, window and UPVC sliding doors out to the rear.

FIRST FLOOR

Landing

With fitted storage cupboard, loft access hatch and doors to the first floor rooms.

Bedroom 1

3.18m x 3.20m (10' 5" x 10' 6") A rear aspect double bedroom with decorative coving, dado rail and built in wardrobe.

Bedroom 2

3.24m x 3.22m (10' 8" x 10' 7") Rear aspect double bedroom with decorative coving and built in wardrobe.

Bedroom 3

2.32m x 2.67m (7' 7" x 8' 9") A front aspect single bedroom with built in wardrobe and decorative coving.

Bathroom

3.77m x 1.78m (12' 4" x 5' 10") Fitted with a modern three piece suite comprising P shaped bath with mains shower over, wash hand basin set on a vanity unit and WC. Part panelled walls and tiled flooring, vertical heated towel rail, recessed ceiling spotlights and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is an enclosed lawned garden, continuing around to the side with offroad driveway parking for one car. To the rear, there is an enclosed flagged patio area.

ADDITIONAL INFORMATION

Local Occupancy Clause

Please note a Cumbria wide local occupancy restriction is in place - for further details, please contact Penrith office.

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.

SALE DETAILS

Services: Mains gas, electricity, water & drainage. Gas fired oil central heating (warm air vented heating) and 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 centre of Appleby, by the monument, head straight up Boroughgate, following the main road round to the right in front of the castle and then take the third turning on the right into Scattergate Green. Follow the road up the hill and the property can be found on the right hand side, with a 'For Sale' board having been erected for identification purposes.

