



Bongate Cross

£235,000

26 Goldington Drive
Bongate Cross
Appleby-in-Westmorland
CA16 6FE

An immaculately presented modern three bedroom semi-detached house situated on a pleasant cul de sac in the desirable Orchard Place estate less than one mile from Appleby town centre.

Property Ref: P0084

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Living Room



Dining Kitchen

Accommodation

Ground Floor:

Hall With understairs cupboard, radiator.

Living Room 15' 8" x 11' 5" (4.78m x 3.48m) Front reception room with radiator.

Dining Kitchen 16' 7" x 9' 1" (5.05m x 2.77m) With a range of modern fitted base and wall units, complementary wood effect work surfaces, sink unit with mixer tap, ceramic wall tiling, integrated electric double oven with grill, gas hob, fridge / freezer, dishwasher, canopied extractor unit, plumbing for washing machine, radiator, French doors to the rear garden.

Cloakroom With WC, wash hand basin, ceramic wall tiling, radiator.

First Floor:

Landing With airing cupboard housing hot water tank.

Bedroom One 12' 4" x 10' 8" (3.76m x 3.25m) Front master bedroom with built in wardrobe, radiator.

Ensuite With WC, wash hand basin, shower cubicle, heated towel rail, ceramic wall tiling, extractor fan, illuminated wall mirror, recessed ceiling lights.

Bedroom Two 9' 2" x 8' 11" (2.79m x 2.72m) Rear double bedroom with radiator.

Bedroom Three 9' 1" x 7' 3" (2.77m x 2.21m) Rear bedroom with radiator.

Bathroom With WC, wash hand basin, panelled bath with shower over, heated towel rail, ceramic wall tiling, recessed ceiling lights.

Outside: Front garden with shrubs, side driveway with parking for two cars and pedestrian access to the rear. Rear landscaped garden with patio, lawn, stocked and shrubbed borders, garden shed, outdoor electric sockets and tap.



Dining Kitchen

Services Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure Freehold.

Council Tax Band C.

Estate Charge We are advised there is a ground maintenance charge of approximately £110 per annum.

Restrictions We are advised there is a restriction preventing parking caravans and agricultural vehicles on the estate.

Energy Performance Certificate The full energy performance certificate is available on our website and also at any of our offices.

Directions From Appleby town centre proceed east along Bridge Street towards The Sands / B6542. Turn right onto the B6542 and proceed for 0.5 miles and turn left onto Cross Croft. Continue forward and turn left onto Goldington Drive, follow the road and number 26 is located on the left hand side.

Viewings By appointment with Hackney & Leigh's Penrith office.

Price £235,000



Bedroom One

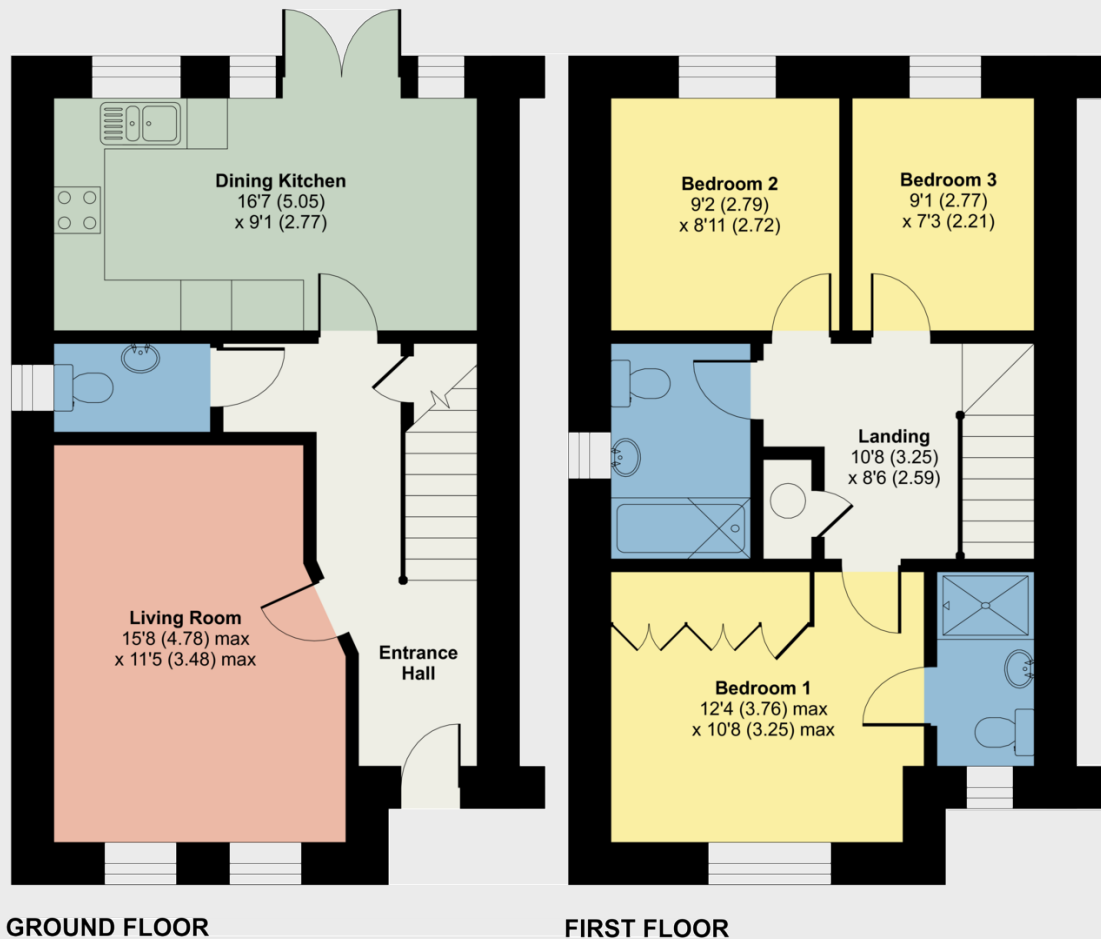


Bedroom Two

Goldington Drive, Bongate Cross, CA16 6FE

Approximate Area = 946 sq ft / 87.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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