



**3 Margarets Way, Appleby-In-Westmorland, CA16 6SA**

Guide Price **£180,000**

**PFK**



## 3 Margarets Way

### The Property

A well proportioned, semi-detached two bed bungalow, located in the desirable area of Margarets Way, conveniently located for local amenities within the town of Appleby. Set on a good sized plot with offroad parking and well established gardens, accommodation briefly comprises lounge/diner, kitchen, side porch, two double bedrooms and a three piece family bathroom.

### Directions

From the bridge in the centre of Appleby, proceed up Boroughgate towards the castle. Follow the main road down to the right in front of the castle and then take the second left turn into Colby Lane. Continue past the right turns into Glebe Road and Overwood Place, and the property is situated on the right hand side on Margarets Way.





## 3 Margarets Way

### The 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 provides 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.

- Semi detached bungalow
- 2 Double bedrooms
- Gardens & parking
- Close to amenities
- Council tax - Band B
- EPC rating - E
- Tenure - freehold





## ACCOMMODATION

### Entrance Porch

Accessed via part glazed, uPVC entrance door with glazed side panel. Built in storage cupboard and radiator.

### Lounge

17' 9" x 11' 11" (5.40m x 3.64m)

A generous, front aspect reception room with decorative coving, gas fire set on a stone hearth with wood surround, radiator and space for dining table.

### Kitchen

9' 0" x 8' 2" (2.74m x 2.50m)

Fitted with a range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink and drainer unit with mixer tap. Integrated electric oven and hob with extractor over, integrated slimline dishwasher and space for fridge freezer. Two storage cupboards - one of which houses the hot water cylinder, inset ceiling spotlights, side aspect window and glazed door to the side porch.

### Side Porch

Glazed to three sides with uPVC glazed door leading out to the garden. Space/power/plumbing for washing machine and tumble dryer.

### Bathroom

6' 10" x 4' 11" (2.08m x 1.51m)

Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Part tiled walls, obscured side aspect window, vertical heated towel rail and tiled floor.

### Bedroom 1

13' 2" x 10' 5" (4.02m x 3.18m)

Rear aspect, double bedroom with decorative coving and radiator.



## Bedroom 2

9' 10" x 9' 9" (2.99m x 2.98m)

Rear aspect double bedroom with decorative coving and radiator.

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### 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 2024 was £221.00; 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.







## EXTERNALLY

### Garden

To the front of the property, there is an enclosed gravelled garden with shrub borders. Side access leads to the rear garden, mainly laid to lawn with mature borders.

### DRIVEWAY

1 Parking Space

At the front of the property there is driveway parking for 1 car.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





## PFK Estate Agents

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