



## Appleby-in-Westmorland

£150,000

28 Scattergate Green, Appleby-in-Westmorland, CA16 6SP

Introducing this semi detached home, perfectly positioned on a generous plot and offered with no onward chain. Inside, the property features a practical layout, ready to be transformed into a modern family haven. Upstairs, you'll find 3 well-proportioned bedrooms, each offering a blank canvas to personalise and create cosy retreats.

The family bathroom, while in need of updating, offers the opportunity to design a sleek and modern space. One of the standout features of this home, is the generous rear garden which is ideal for gardening enthusiasts, children's play, or simply unwinding in your private oasis. Additionally, there is on street parking and the welcoming atmosphere of the quiet cul-de-sac setting.

As you step through the front door, you are greeted by a welcoming entrance hall, complete with carpeted stairs leading to the upper floor. To your left, the spacious living room invites you in with its large double glazed window, allowing natural light to flood the space. The room is centred around a classic gas fire with a retro surround, perfect for cosy evenings with family and friends.

### Quick Overview

- 3 bedroom semi detached house
- Spacious kitchen/ dining room
- Living room
- Cul-de-sac location
- Large rear garden
- No onward chain
- In need of modernisation
- Local occupancy restrictions apply
- Ample on street parking
- Superfast broadband available



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Superfast  
broadband  
available



On street  
parking

Property Reference: PO455



**Rear Garden**



**Kitchen/ Dining Room**



**Living Room**



**Bedroom One**

The heart of the home is undoubtedly the generous kitchen/ dining room. This space is ideal for both casual family meals and entertaining guests. The kitchen boasts ample room for a dining table and features a handy storage cupboard, which could easily be transformed into a larder for all your culinary needs. Featuring gas hob with double oven. Cream coloured worktops with ample wall and base units. Availability for a washing machine and free standing fridge/ freezer. Sink with hot and cold taps. Double glazed window to rear aspect. Part tiled with vinyl flooring. Additionally, three adjoining cupboards offer versatile storage solutions, with one previously been utilised as a utility room, providing convenient access to the side aspect of the property.

Upstairs, you will find 3 well-proportioned bedrooms, each offering a comfortable and private space to unwind. The layout is perfect for a growing family or those in need of a home office or guest room. Bedroom 1 is a large double bedroom with small storage cupboard. Double glazed window to rear aspect. Bedroom 2, also a generous double bedroom with double glazed window to front aspect. Bedroom 3 is a good sized single bedroom that could easily be used as a home office/ study. Double glazed window to front aspect. The family bathroom, while dated, features a three-piece suite and holds potential for modernisation and comprises of, shower over bath, WC and basin. A small cupboard houses the water tank. Double glazed window to rear aspect.

Outside, a shared pathway leads you to the front door which is bordered by a low maintenance front garden. The garden features a wall boundary and decorative chipped stones, creating a pleasant and welcoming first impression. The rear garden is truly a standout feature, boasting a vast grassed lawn bordered by mature trees and shrubs. This expansive outdoor space offers endless possibilities for gardening enthusiasts, family activities, or simply relaxing in your private oasis. Additionally, there is ample on street parking ensuring convenience for you and your visitors.

#### **Accommodation with approx. dimensions**

##### **Ground Floor**

##### **Entrance Hall**

##### **Kitchen/ Dining Room**

14' 0" x 10' 5" (4.27m x 3.18m)

##### **Living Room**

13' 8" x 11' 7" (4.17m x 3.53m)

##### **Store/ Utility Room**

##### **First Floor**

##### **Bedroom One**

12' 6" x 10' 6" (3.81m x 3.2m)

##### **Bedroom Two**

11' 8" x 11' 8" (3.56m x 3.56m)

##### **Bedroom Three**

8' 4" x 8' 3" (2.54m x 2.51m)



## Bathroom

## Property Information

### Tenure

Freehold (Vacant possession upon completion)

### Local Occupancy Restrictions

The condition is that the person to whom the disposal is made (or, if it is made to more than one person, at least one of them) has, throughout the period of three years immediately preceding the application for consent [For, in the case of a disposal by way of tenancy or licence, preceding the disposal]

(a) had his place of work in a region designated by order of the Secretary of State which, or part of which, is comprised in the National Park or area, or

(b) had his only or principal home in such a region;

or has had the one in part or parts of that period and the other in the remainder; but the region need not have been the same throughout the period.

### Council Tax

Band B

Westmorland & Furness Council

### Services & Utilities

Mains electricity, mains water and mains drainage. Mains gas

### Energy Performance Certificate

Band E

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

### Broadband Speed

Superfast

### Directions

From Applebyhead west on Bridge Street/ B6260 and continue straight, turning right onto Scattergate Green. Take the first left and the property will be at the end of the cul-de-sac on the left hand side

### What3words Location

///infringe/engraving.gains

### Viewings

Strictly by appointment with Hackney & Leigh

### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (inc. VAT)



Bedroom Two



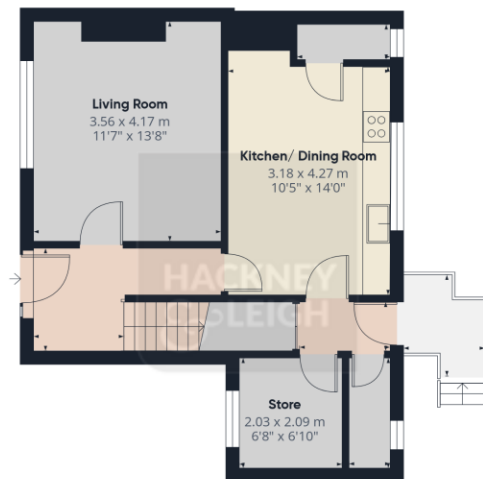
Bedroom Three



Bathroom



Rear Garden



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

85.3 m<sup>2</sup>  
920 ft<sup>2</sup>

**Balconies and terraces**

2.4 m<sup>2</sup>  
26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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