



## Bongate Cross

£240,000

54 Goldington Drive, Bongate Cross, Appleby-in-westmorland, Westmorland And Furness, CA16 6FE

Discover the perfect family haven with this immaculately presented semi detached house, offering a seamless blend of modern living and convenience. Situated in a sought-after area of Appleby, and located just a short distance from the local train station, golf course and reputable schools, making it an ideal choice for families and commuters alike.

The property is presented in turn-key condition, allowing you to move in and start creating lasting memories. Outside, enjoy the benefits from a driveway, ensuring convenient parking for you and your guests, while the low maintenance garden means you can spend more time enjoying your surroundings and less time on upkeep.

### Quick Overview

3 Bedroom semi detached house  
Modern fitted kitchen/ dining room

Living room

Located in popular residential area  
Close to local schools, train station and  
golf course

Immaculately presented  
Low maintenance garden

Driveway

Ultrafast broadband available



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Ultrafast  
broadband



Drive way

Property Reference: P0518



Kitchen/ dining room



Kitchen/ dining room



Living Room



Garden

As you step inside, you're greeted by a welcoming entrance hall that immediately sets the tone for this beautifully maintained home. The entrance hall features a practical under stairs cupboard, providing ample storage space for coats and shoes. Carpeted stairs lead gracefully to the first floor, adding a touch of elegance to the home's interior. The modern fitted kitchen/ dining room is truly the heart of the home and a space where family meals and entertaining are a delight. Featuring freestanding 4 ring gas hob, oven and extractor. Integrated slimline dishwasher, fridge, freezer and washing machine. The sleek cabinetry and ample worktop space make this kitchen as functional as it is stylish. Double glazed patio doors open directly onto the enclosed low-maintenance rear garden, creating a seamless indoor-outdoor flow, perfect for summer barbecues and relaxing afternoons. Leading from the hallway, you'll find the living room-a bright, sunny room that instantly invites relaxation. With two double glazed windows to the front aspect, this space is bathed in natural light, creating a cheerful and uplifting atmosphere perfect for both quiet evenings and lively gatherings.

Additionally, a convenient downstairs WC adds to the practicality of the layout, ensuring comfort and ease for family and guests alike.

Upstairs, you'll find three bedrooms and family bathroom. Each of the bedrooms offer generous proportions, ensuring ample space for rest and relaxation. Bedroom 1 is a spacious double bedroom with three piece En-suite shower room. Bedroom 2 is a double bedroom with double glazed window to rear aspect. Bedroom 3 is a large single bedroom, which is currently utilised as a home office. Three piece family bathroom, featuring waterfall feature shower over bath, WC and basin with mixer taps.

Outside, the rear garden is a private oasis, featuring a small patio area perfect for al fresco dining. Up two steps, you'll find a lush grass area bordered by shrubs, offering a tranquil spot for relaxation, complete with wooden fence and brick wall boundary. A garden shed is included in the sale, providing additional storage for outdoor essentials. The front garden is designed for ease with a monoblock drive, offering convenient parking.

The historic market town of Appleby is located approximately 14 miles south-east of Penrith and provides all amenities including supermarkets, pubs, restaurants, schools and a variety of independent shops. Appleby train station is within walking distance of the property and the area is serviced with a local bus network, providing direct routes to Penrith and surrounding areas. The A66 allows easy access to the North and the A1 at Scotch Corner.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen/ diner

16' 5" x 9' 0" (5m x 2.74m)

##### Living Room

11' 4" x 15' 8" (3.45m x 4.78m)

## Downstairs WC

## First Floor

### Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)

### Bedroom Two

8' 9" x 9' 0" (2.67m x 2.74m)

### Bedroom Three

7' 2" x 9' 1" (2.18m x 2.77m)

## Bathroom

## Council Tax

Band C

Westmorland & Furness Council

## Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

## Management Company

We have been advised there is an annual payment of £141.46 to LSL Estate Management, who manage the communal land

## Energy Performance Certificate

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

## Directions

From Appleby, head towards Drawbriggs Lane, turning left onto Cross Croft. Turn left onto Goldington Drive and follow the road. The property will be on the right hand side

## What3words Location

///tidy.butters.impact

## Viewings

Strictly by appointment with Hackney & Leigh

## Anti-Money Laundering Regulations

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 One



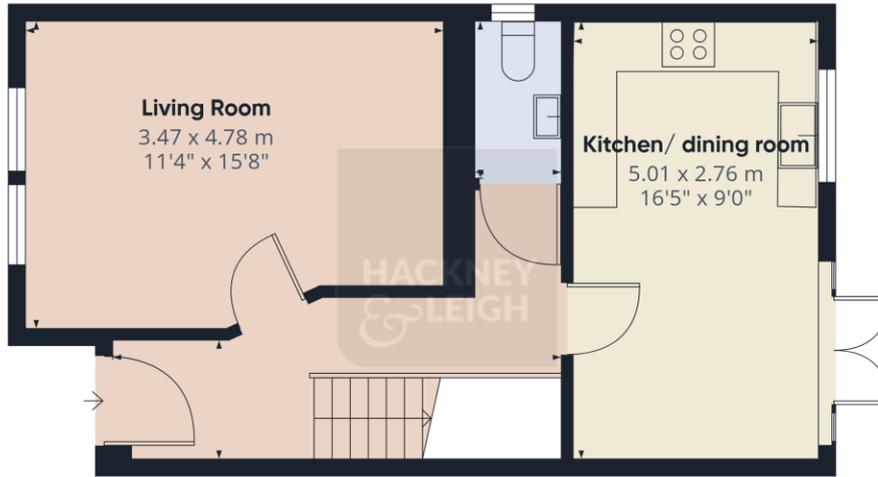
Bedroom Two



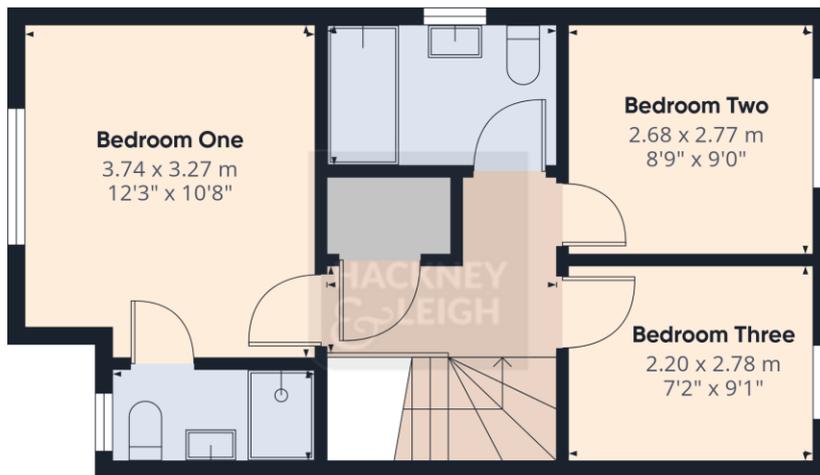
Bedroom Three



Bathroom



Floor 0



**Approximate total area<sup>m</sup>**  
79.8 m<sup>2</sup>  
859 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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