



## Bolton

£300,000

3 Eden Fold, Bolton, Appleby-in-Westmorland, Cumbria, CA16 6BQ

Beautifully presented 3 bedroom detached house is welcomed to the market situated in a quiet cul-de-sac located in the charming village of Bolton. Bolton is a picturesque village in the Eden district of Cumbria, approximately 4 miles north west of Appleby and 12 miles from the market town of Penrith, both with a wider range of amenities. The property briefly comprises of; 3 double bedrooms, lounge, spacious kitchen/ dining, driveway and garage.

Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Turn left onto Great Dockray, left onto Princess Street and left onto Crown Square. Turning right onto King Street/ A6. Follow A66. AT Kemplay Bank roundabout, take the 2nd exit onto A66. Keep left to stay on A66. Drive to Edensfold in Bolton, turning right and turn left onto Grahams Rigg. Turn left onto Edensfold. The property will be on the right hand side.

Early viewings come highly recommended.

### Quick Overview

3 Bedroom detached house

Located in quiet cul-de-sac

Village location

Spacious kitchen/ dining

Master bedroom with En-suite

Front & rear gardens

No onward chain

Driveway

Garage

Broadband Speed - Superfast 80 Mbps



3



2



1



D



Superfast  
80 Mbps



Driveway &  
Garage

Property Reference: P0344



Kitchen/Dining



Kitchen/Dining



Living Room



Bathroom

## Introduction

Beautifully presented 3 bedroom detached house is welcomed to the market situated in a quiet cul-de-sac located in the charming village of Bolton. Bolton is a picturesque village in the Eden district of Cumbria, approximately 4 miles north west of Appleby and 12 miles from the market town of Penrith, both with a wider range of amenities. The property briefly comprises of; 3 double bedrooms, lounge, spacious kitchen/ dining, driveway and garage.

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Early viewings come highly recommended.

## Property Overview

The property comprises of; Entrance hall with large storage cupboard with double glazed window to side aspect. Carpet flooring, with carpeted stairs to upper level. Leading from the hallway into the bright lounge, with double glazed window to front and rear aspect, bringing in lots of natural light. Fireplace with surround, which is currently boarded. Carpet flooring. Spacious fitted kitchen/ dining with integrated electric hob, double oven and extractor. Integrated fridge, dishwasher and washing machine, with availability for a free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Black coloured worktops with cream coloured wall and base units. Two double glazed windows with access to rear aspect, with one double glazed window to side aspect. Laminate flooring. Leading from the kitchen/ dining into the utility room, where the boiler is located, and onto the garage.

The first floor offers three double bedrooms. Bedroom 1 is a good sized double with fitted wardrobes and En- suite. Double glazed window to rear aspect with carpet flooring. Three piece En- suite with shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to side aspect. Part tiled with vinyl flooring. Bedroom 2 is a generous sized double bedroom with storage cupboard. Doubled glazed window to front aspect with carpet flooring. Bedroom 3, also a generous double bedroom with fitted wardrobes. Double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and basin with mixer taps. Heated towel rail. Double glazed window to front aspect. Part tiled with carpet flooring.

## Accommodation

### Ground Floor

#### Entrance Hall

Kitchen/ dining 15' 5" x 15' 4" (4.7m x 4.67m)

Living Room 16' 5" x 11' 9" (5m x 3.58m)

Utility Room 8' 6" x 6' 0" (2.59m x 1.83m)

**Garage** 17' 7" x 10' (5.36m x 3.05m)

## First Floor

**Bedroom One** 11' 10" x 9' 5" (3.61m x 2.87m)

## En Suite

**Bedroom Two** 11' 7" x 11' 6" (3.53m x 3.51m)

**Bedroom Three** 11' 7" x 9' 5" (3.53m x 2.87m)

## Bathroom

## Outside

Low maintenance front and rear gardens. Rear garden with stone wall and bushes boundary, shrubbery and small trees with patio area. The front garden with small grassed area, shrubbery and trees of various sizes. Monoblock driveway for ample parking, access to garage.

## Services

Mains water, electricity and drainage. With oil fired heating.

## Tenure

Freehold

## Council Tax

Westmorland and Furness  
Band D

## Broadband Speed

Superfast 100 mbps available.

## Viewings

By appointment with Hackney and Leigh's Penrith office

## What3Words Location

buckling.applies.dustbin

## Price

£300,000

## Anti-Money Laundering Regulations (AML)

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Bedroom One



Bedroom Three



Bedroom Two



Garden

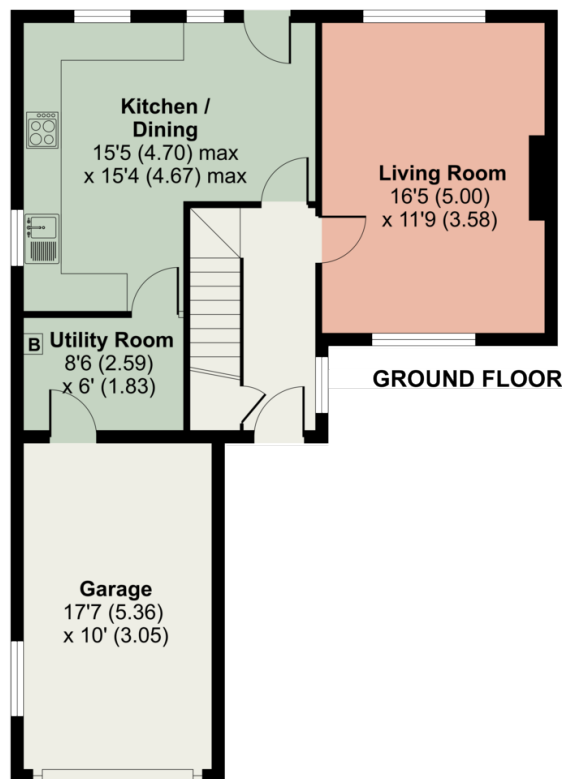
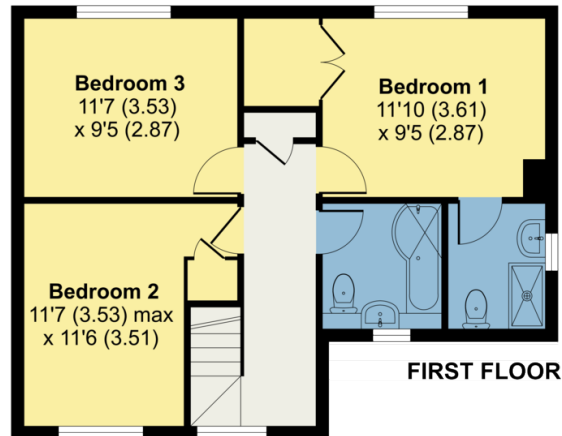
# Edenfold, Bolton, Appleby-in-Westmorland, CA16 6BQ

Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 173 sq ft / 16 sq m

Total = 1247 sq ft / 115.8 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). © n/cheom 2024. Produced for Hackney & Leigh. REF: 1159381

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