



## Appleby-in-Westmorland

£160,000

3 Bellevue Road, Appleby-in-Westmorland, Penrith, Cumbria, CA16 6TY

Welcome to your perfect starter home, a charming mid-terrace house that combines convenience and comfort in an unbeatable location. Set across three floors, discover a versatile attic room, offering additional space that can be tailored to your needs. Whether you envision a home office or creative studio, this room provides endless possibilities to suit your lifestyle. The home also features outbuildings for storage, providing a handy solution for keeping your home organised and clutter-free. Situated just a stone's throw away from local amenities and the train station, the ideal setting for first-time buyers or those seeking a well-connected lifestyle.

Step inside to a cosy living room, where a charming log burner and hearth create a warm and inviting atmosphere, perfect for relaxing evenings with family and friends. Double glazed window and access to front aspect. Carpet flooring.

### Quick Overview

2 Bedroom mid terrace

Set across 3 floors

Spacious kitchen/ diner

Cosy living room featuring log burner

Attic room

Low maintenance rear yard

On street parking

Close to local amenities & train station

Superfast Broadband available



2



1



1



F



Superfast  
available



On-Street  
Parking

Property Reference: P0435





Kitchen/ Diner



Kitchen/ Diner



Living Room



Bedroom One

Leading from the living room into the heart of the home, the generously sized kitchen/ diner. Thoughtfully extended by the previous owners to provide ample space for culinary adventures and gatherings. With an abundance of cupboards, you'll find storage solutions for all your kitchen essentials, ensuring a clutter-free environment. Featuring integrated gas hob, oven and extractor with availability for a free standing fridge/ freezer, washing machine and dishwasher. Sink with mixer taps. Wooden effect worktops with white coloured wall and base units. Understairs storage cupboard. Part tiled with tiled flooring. Double glazed window to rear aspect and double glazed skylight bring in lots of natural light. Access leading to the rear aspect.

Ascend the carpeted stairs to the upper level where you'll find a well-appointed bathroom and two bedrooms. Bedroom 1 is a spacious double bedroom with fitted wardrobes. Two double glazed windows to front aspect, flooding the room with natural light. Carpet flooring. Bedroom 2 is a large single bedroom with storage space. Double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and vanity unit with basin. Storage area, part tiled with vinyl flooring. Double glazed window to rear aspect. Venture the steep stairs to the second floor, where you will find an attic room, currently utilised as a home office/ bedroom. Double glazed Velux window to front aspect with carpet flooring. This space offers flexibility to suit your lifestyle needs, whether it be a private workspace or a peaceful sanctuary for rest.

Externally, the property boasts practical outhouses, providing additional storage options and a low-maintenance rear yard, ideal for those who prefer to spend their time enjoying the space rather than tending to it. This outdoor area is perfect for al fresco dining, potted plants, or simply soaking up the sun. The neighbours have Right of Way access to the adjacent alleyway. On street 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

Kitchen/ diner 14' 5" x 11' 0" (4.39m x 3.35m)

Living Room 11' 10" x 11' 2" (3.61m x 3.4m)

##### First Floor

Bedroom One 15' 1" x 11' 5" (4.6m x 3.48m)

Bedroom Two 9' 0" x 8' 6" (2.74m x 2.59m)

##### Bathroom



## Second Floor

**Attic Room** 15' 1" x 14' 9" (4.6m x 4.5m)

## Outside

**Store** 8' 6" x 5' 11" (2.59m x 1.8m)

## Property Information

### Tenure

Freehold

### Council Tax

Band B

Westmorland & Furness Council

### Agents Notes

Flying freehold and the neighbours have a Right of way access to the passageway

### Services and Utilities

Mains electricity, mains water and mains gas. Mains drainage

### Energy Performance Certificate (EPC) Rating

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

### Broadband Speed

Superfast available

### Directions

Follow the A66 from Penrith to B6542 and take the exit for B6542. Continue on B6542, turning left onto Battlebarrow/ B6542. Turn left onto Station Road and right onto Garth Heads Road. Slight right to stay on Garth's Heads Road. Turn right onto Bellevue Road. The property will be on the right hand side

### What3words Location

///pampered.ecologist.lobbed

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£160,000

### Anti-Money Laundering (AML) 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 (incl. 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 (incl. vat).



Bedroom Two



Attic Room



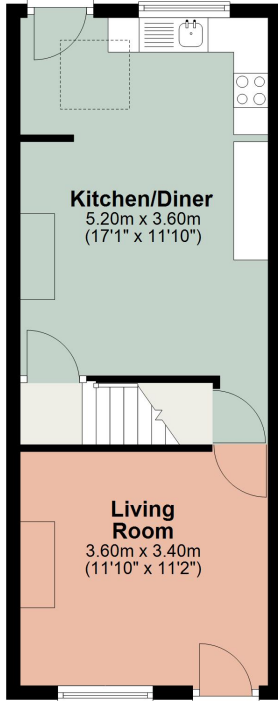
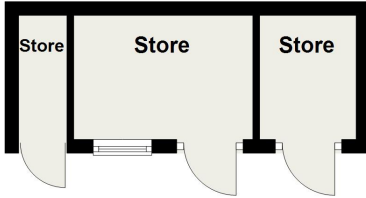
Bathroom



Garden

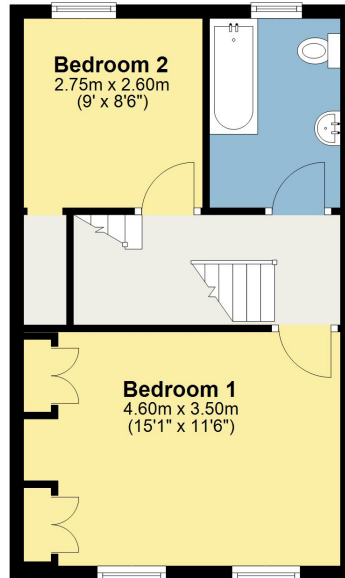
### Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



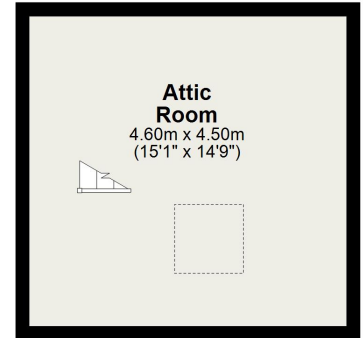
### First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



### Second Floor

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/04/2025.

Request a Viewing Online or Call 01768 593593