



12 Murton Close, Appleby-In-Westmorland – CA16 6RE

Guide Price £185,000

PFK

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Appleby-In-Westmorland, Appleby-In-Westmorland

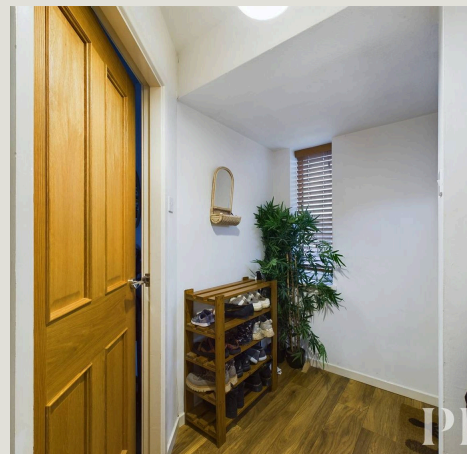
Situated within a quiet cul-de-sac close to the town centre and affording delightful views, 12 Murton Close is a delightful two bedroomed property, well-presented and with nicely proportioned accommodation. Viewing highly recommended.

- Two bed semi detached home
- Open plan accommodation to the ground floor
- Well presented
- Low maintenance gardens to front & rear
- Substantial shed/workshop
- Driveway parking
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - C

Directions

What3Words - ///exists.installs.something

Once over the bridge in the centre of Appleby, head up Boroughgate following the road around the castle wall. Turn right into Colby Lane and take the right hand turn into Glebe Road. Follow the road round to the left and continue where the road turns to the right. Take the second right and at the junction, turn left and the property is located a short distance along on the right hand side.





Entrance Hall

UPVC door from the side aspect leads into a welcoming entrance hall. With front aspect window and wood effect flooring. Stairs lead to the first floor and door provides access to the living room. Radiator.

Living Room/Dining/Kitchen

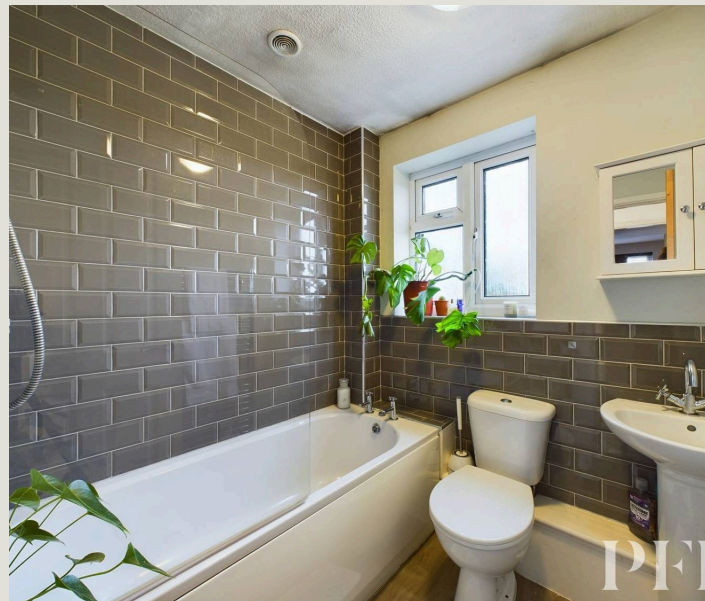
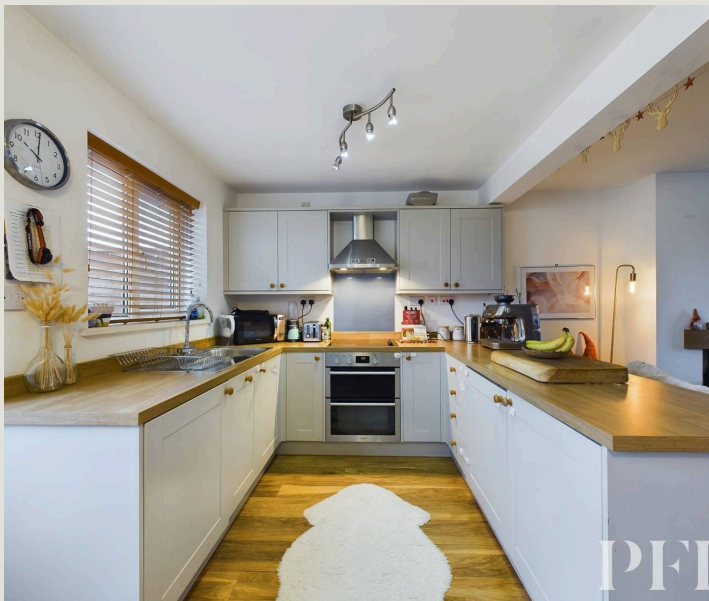
A most delightful space with multi-fuel stove complete with a wooden lintel and slate hearth providing a focal point to the room. Recesses sit to either side of the fireplace with fitted shelving to one. To the front aspect of the room there is a window and an open plan element the rear which opens into a spacious kitchen and dining area. Wood effect flooring runs through the living room, dining area and kitchen.

Kitchen/Dining

Situated to the rear aspect is the open plan kitchen/dining area. The kitchen benefits from a range of wall and base units which are topped with a complementary wood effect work surface and upstands. Integrated appliances include double oven, hob with extractor fan above, under counter fridge and freezer, slimline dishwasher and washing machine. To the dining area there is ample space for either dining furniture or alternatively it would make for a lovely place for a home office. There are two rear aspect windows, door to the understairs pantry and a uPVC part glazed door leads outside.

Pantry

Super pantry accessed from the dining area and with side aspect window, shelving and storage space.



FIRST FLOOR LANDING

Stairs lead to the first floor landing with doors providing access to the two bedrooms and a family bathroom. There is a loft hatch and side aspect window with views of Appleby Castle. Carpeted.

Bedroom 1

A lovely bright and spacious front aspect bedroom boasting twin windows and an excellent over stairs cupboard with shelving and wall mounted boiler.

Bathroom

6' 1" x 6' 7" (1.86m x 2.01m)

A modern bathroom suite comprising of a three-piece suite including WC, basin and bath with mains shower above and fitted shower screen. Tiling to the walls around the bath, WC and basin, heated towel rail and wood effect flooring fitted. Rear aspect window with obscured glazing and extractor fan.

Bedroom 2

9' 5" x 8' 11" (2.87m x 2.73m)

A rear aspect double bedroom with lovely far-reaching outlook. Carpeted and radiator





GARDEN

To the front is a gated driveway providing off street parking for a couple vehicles and a front garden laid to lawn with mature flowering borders. To the rear is a fully enclosed garden, paved for ease of maintenance with log store, timber shed and detached larger shed/workshop (3.4m x 2.9m (11' 2" x 9' 6") Fully insulated with power and light.

Driveway

2 Parking Spaces

Driveway parking for 2/3 vehicles.

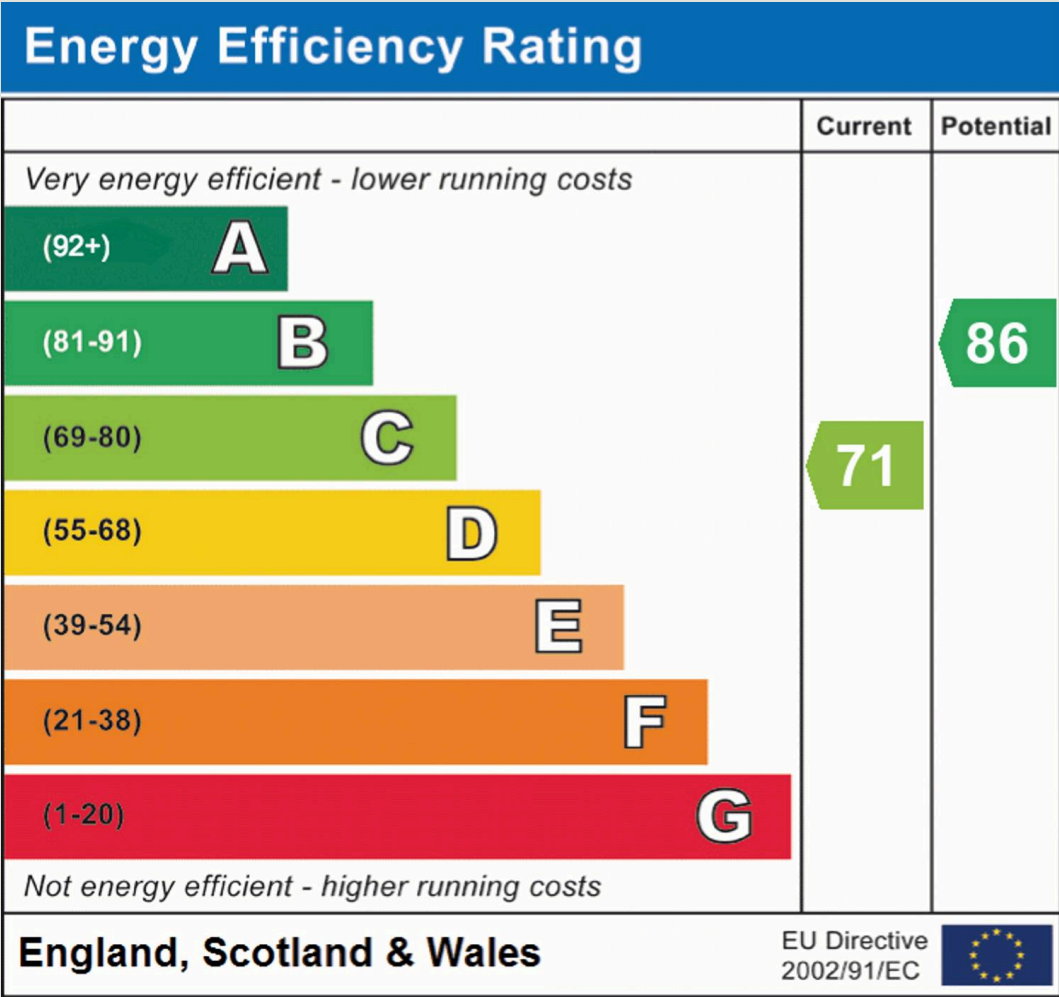
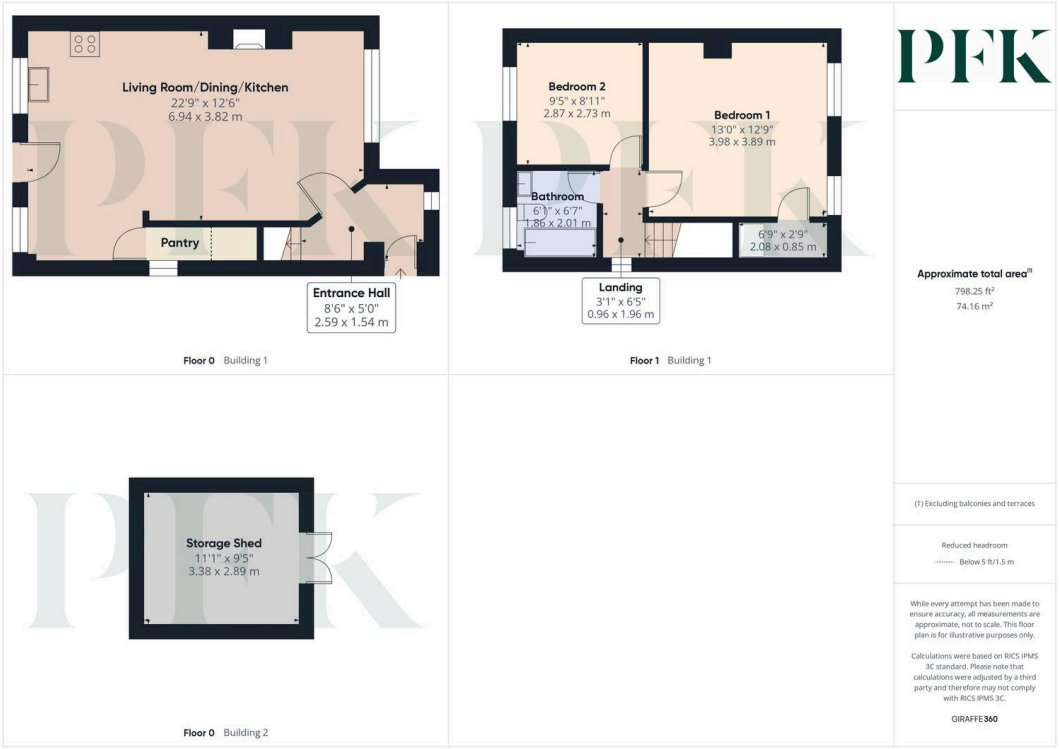
Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or 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 2023 was £222.00; 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.







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