



3 Margarets Way, Appleby-In-Westmorland – CA16 6SA

Guide Price **£195,000**

PFK

3 Margarets Way

A well proportioned, semi-detached two bed bungalow, located in the desirable area of Margarets Way, conveniently located for local amenities within the town of Appleby. Set on a good sized plot with offroad parking and well established gardens, accommodation briefly comprises lounge/diner, kitchen, side porch, two double bedrooms and a three piece family bathroom. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

Location:

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and provides good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.





3 Margarets Way

ACCOMMODATION

Entrance Porch

Accessed via part glazed, uPVC entrance door with glazed side panel. Built in storage cupboard and radiator.

Lounge

17' 9" x 11' 11" (5.40m x 3.64m)

A generous, front aspect reception room with decorative coving, gas fire set on a stone hearth with wood surround, radiator and space for dining table.

Kitchen

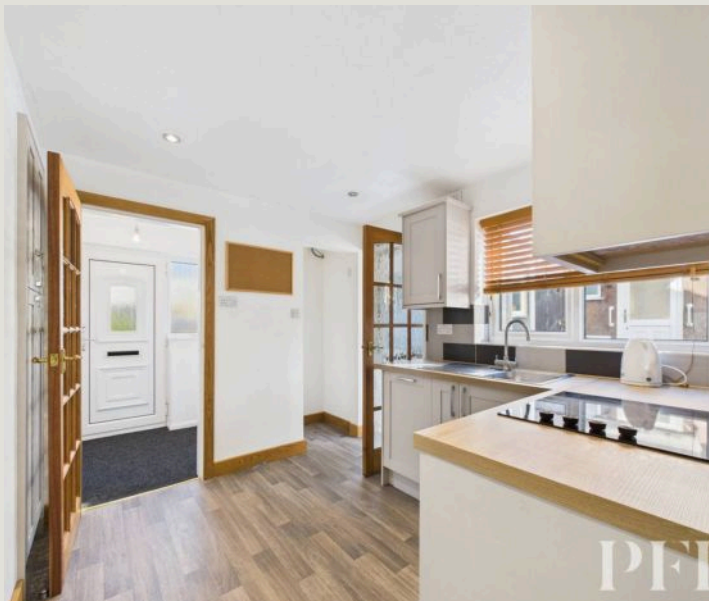
9' 0" x 8' 2" (2.74m x 2.50m)

Fitted with a range of wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink and drainer unit with mixer tap. Integrated electric oven and hob with extractor over, integrated slimline dishwasher and space for fridge freezer. Two storage cupboards - one of which houses the hot water cylinder, inset ceiling spotlights, side aspect window and glazed door to the side porch.

Side Porch

Glazed to three sides with uPVC glazed door leading out to the garden.

Space/power/plumbing for washing machine and tumble dryer.



Bathroom

6' 10" x 4' 11" (2.08m x 1.51m)

Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Part tiled walls, obscured side aspect window, vertical heated towel rail and tiled floor.

Bedroom 1

13' 2" x 10' 5" (4.02m x 3.18m)

Rear aspect, double bedroom with decorative coving and radiator.

Bedroom 2

9' 10" x 9' 9" (2.99m x 2.98m)

Rear aspect double bedroom with decorative coving and radiator.

Garden

To the front of the property, there is an enclosed gravelled garden with shrub borders. Side access leads to the rear garden, mainly laid to lawn with mature borders.

Driveway

At the front of the property there is driveway parking for 1 car.





ADDITIONAL INFORMATION

Directions

From the bridge in the centre of Appleby, proceed up Boroughgate towards the castle. Follow the main road down to the right in front of the castle and then take the second left turn into Colby Lane. Continue past the right turns into Glebe Road and Overwood Place, and the property is situated on the right hand side on Margarets Way.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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