



**28 Scattergate Green, Appleby-In-Westmorland, CA16 6SP**

Guide Price **£164,000**

**PFK**



## 28 Scattergate Green

### Three-Bedroom Semi-Detached Home with Generous Garden

This well-proportioned three-bedroom semi-detached property offers excellent potential for buyers seeking a home they can make their own. Situated within a generous plot, the house provides versatile accommodation both inside and out, ideal for family living.

The ground floor features a welcoming entrance hall leading to a bright living room with a gas fire and large front-aspect window. The spacious kitchen offers ample room for dining, and comprises fitted wall and base units, a freestanding cooker, space for appliances, and a sink overlooking the rear garden. A pantry cupboard provides plumbing for a washing machine, while the rear hall gives access to the garden, a useful understairs cupboard, and two former outhouses—one previously a WC (with plumbing still in place) and the other offering flexible options. Upstairs, the landing leads to three bedrooms—two doubles (one with an integral cupboard) – and a good-sized single, as well as the family bathroom, fitted with a three-piece suite including an electric shower over the bath. An airing cupboard houses the water cylinder, and an insulated loft offers scope for additional storage.

Externally, the property boasts a low-maintenance front garden, while to the side and rear lies a substantial garden plot. Mainly laid to lawn, it also includes an area of hard-standing, a garden shed, mature shrubs, trees, and a productive apple tree. This outdoor space provides ample opportunity for landscaping, growing produce, or creating a family retreat.

This property represents a blank canvas for personalisation, offering scope to update and tailor the space to suit individual tastes and lifestyle. Please note: a Local Occupancy Clause applies, believed to extend across Cumbria.





## 28 Scattergate Green

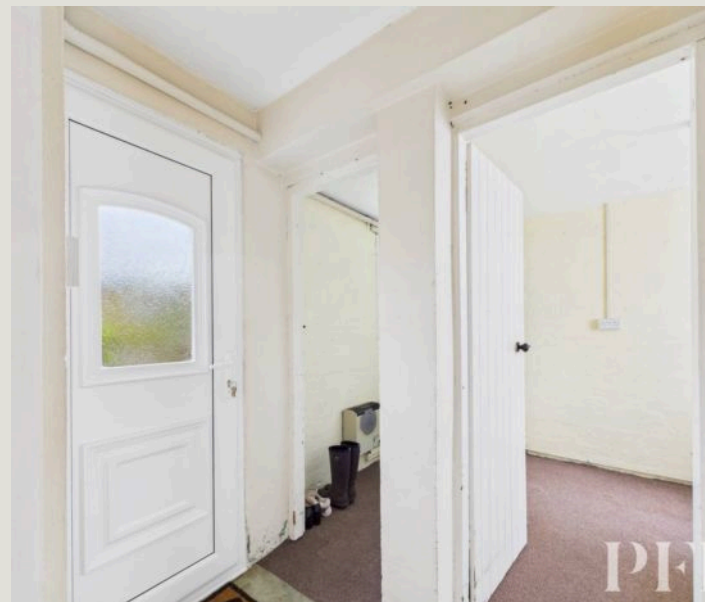
### Appleby-In-Westmorland

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 gives 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.

- Three bed semi-detached property
- Well-proportioned accommodation
- Very generous gardens with apple trees
- Scope to make the property your own
- Attractive and low maintenance front garden
- Popular location
- No onward chain
- EPC Rating - E
- Council Tax Band - B
- Tenure - Freehold

#### Directions

From the center of Appleby, by the monument, head straight up Boroughgate, following the main road round to the right in front of the castle and then take the third turning on the right into Scattergate Green. Take the first left and head down to the left, number 28 is at the head of the Cul-de-sac in the left corner.





## ACCOMMODATION

### Entrance Hall

6' 3" x 11' 10" (1.91m x 3.60m)

### Living Room

13' 10" x 11' 10" (4.22m x 3.60m)

### Kitchen

14' 4" x 10' 7" (4.37m x 3.23m)

### Pantry

2' 7" x 5' 9" (0.78m x 1.76m)

### Rear Hall

3' 1" x 5' 9" (0.93m x 1.74m)

### Outhouse/Former WC

### Outhouse

7' 0" x 6' 9" (2.13m x 2.06m)

### Landing

### Bathroom

6' 0" x 6' 0" (1.84m x 1.83m)

### Bedroom 1

11' 10" x 11' 10" (3.60m x 3.60m)

### Bedroom 2

12' 7" x 10' 8" (3.84m x 3.25m)

### Bedroom 3

8' 5" x 8' 7" (2.56m x 2.61m)

## EXTERNALLY

### Gardens

### Parking - On Street

1 Parking Space

On street and communal parking





## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; back boiler fitted behind the gas fire in the kitchen. The back boiler works independently from the fire and there is a switch for the water to be independently heated also (not immersion); double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Local Occupancy Clause

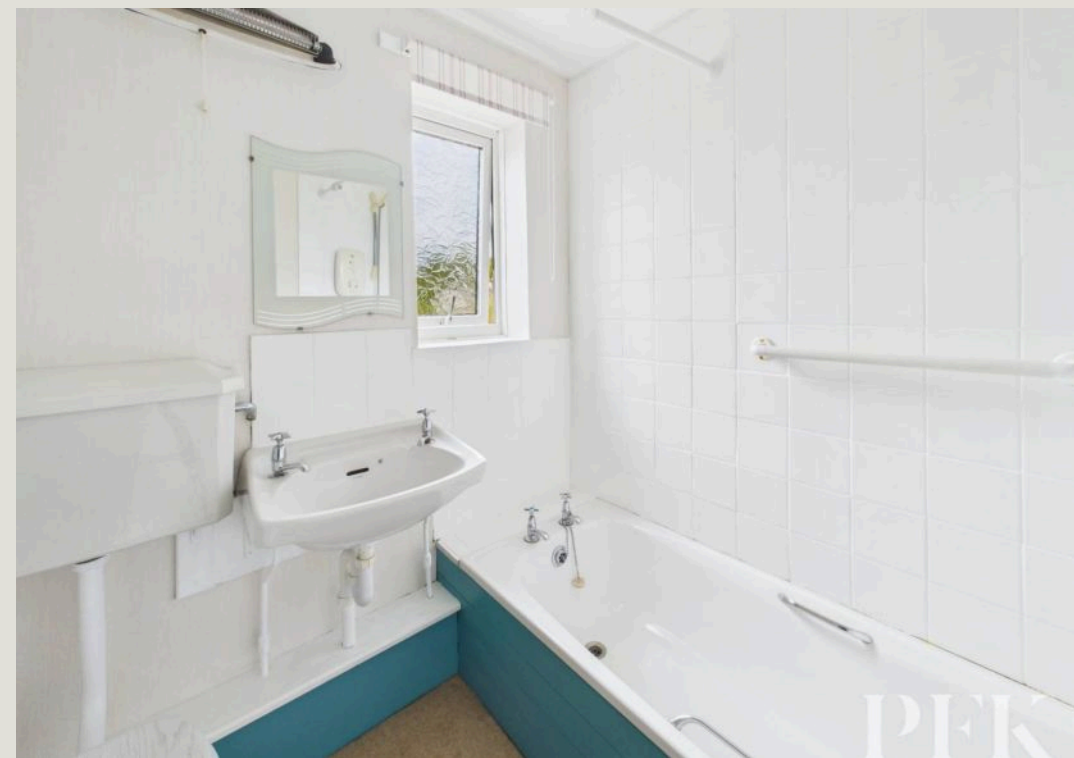
Please note that there is a Local Occupancy Clause on the property which we understand includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria. Prospective buyers are required to contact Westmorland and Furness Council to get confirmation they meet the requirements of the clause, or to discuss options if they don't meet the requirements.

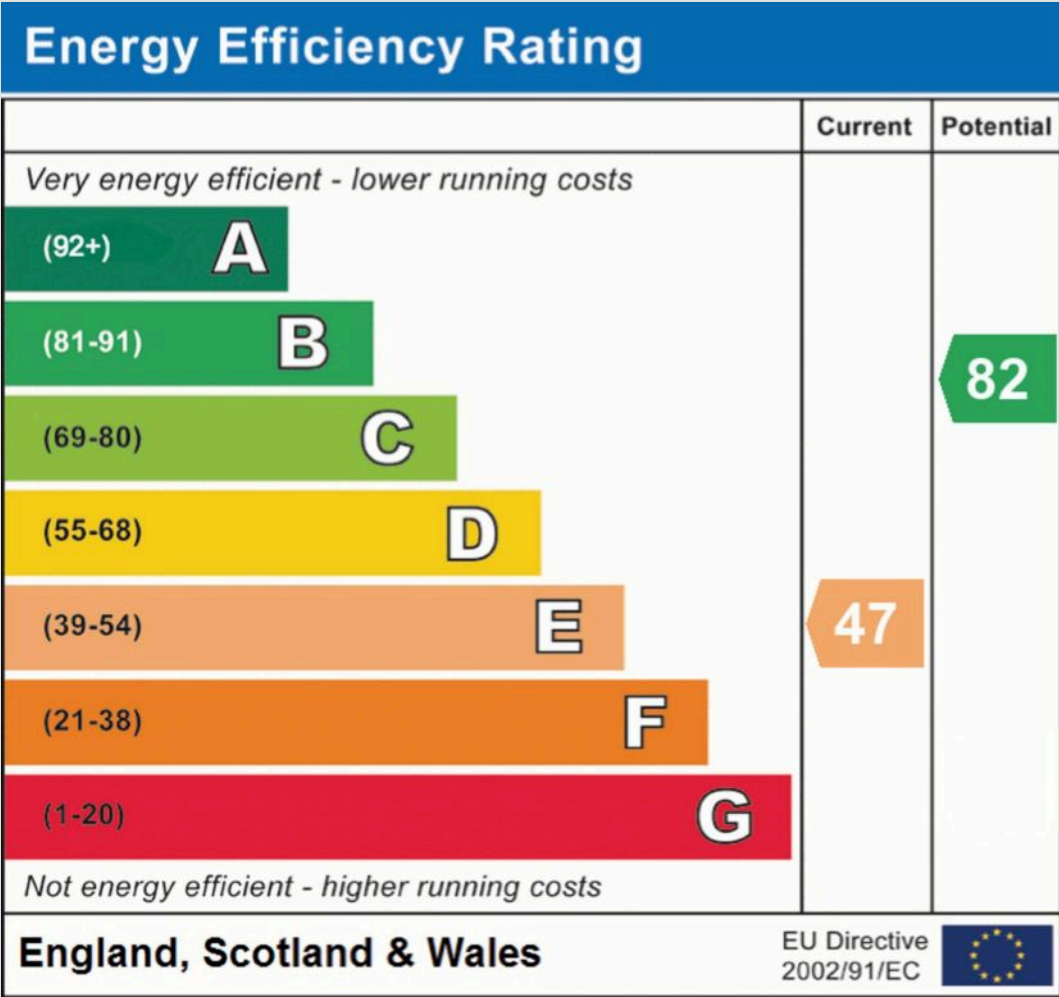
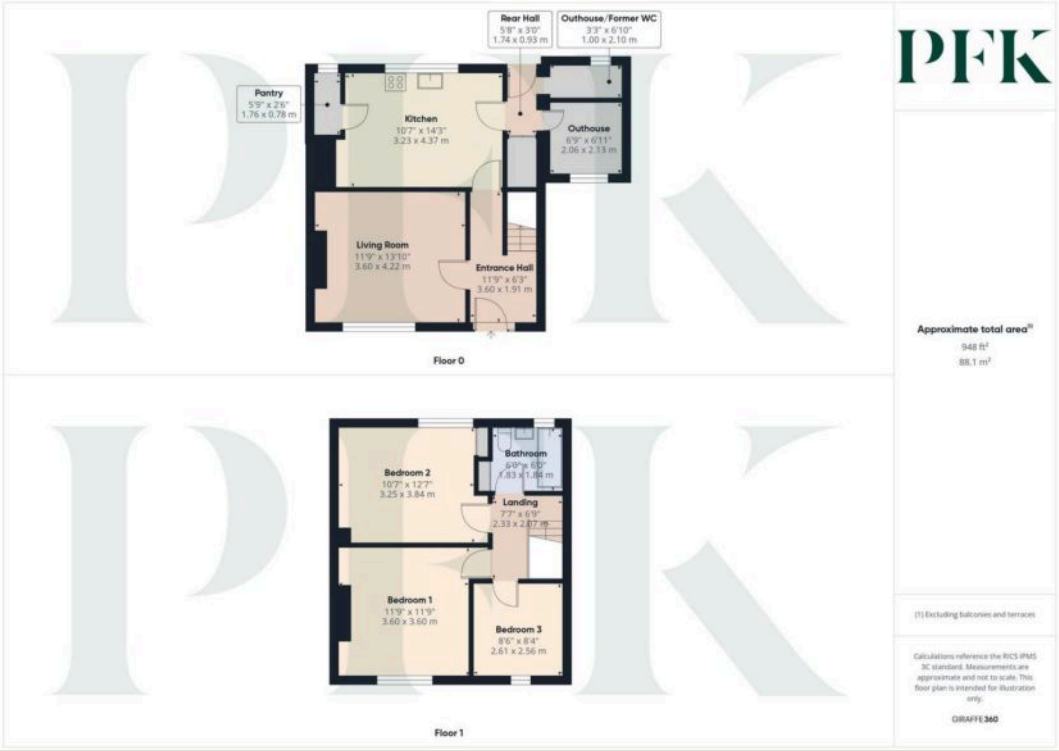
### Referrals & Other Payments

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 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.













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