



22 Clifford Street, Appleby-In-Westmorland, CA16 6TS

Guide Price £220,000

PFK



## 22 Clifford Street

### The Property

Nestled within a desirable residential area, this charming mid-terrace 3 bed property offers a blend of character and contemporary living within a versatile and generously proportioned interior. Boasting an attractive facade and spread over four floors, this home is sure to captivate those seeking a comfortable and well appointed living space.

Upon entering, you are greeted by the ground floor which comprises a spacious living room with bay window, sitting room, dining room, and kitchen providing ample space to entertain or relax after a long day. Furthermore, there is a downstairs WC in the rear hall, which also provides access to the single garage and rear garden. The lower ground floor is home to a useful cellar, offering additional storage options for your convenience.

Ascending the staircase, the first floor accommodates two good sized bedrooms and a charming front aspect single bedroom all of which are serviced by a family bathroom. Continuing to the second floor (via a steep staircase), the attic room is currently utilised as a spacious studio.

Externally, the property benefits from an attractive garden, providing a tranquil outdoor space ideal for enjoying a morning coffee or entertaining guests. The potential for offroad parking adds further convenience to this already appealing property, as does the single garage providing secure storage or parking space.





## 22 Clifford Street

### The Property Continued & Directions

Strategically located, this residence is within easy reach of local amenities, including shops, schools, and public transport links, ensuring that daily necessities are within close proximity. In addition, the property provides swift access to major road networks, making it an ideal base for those commuting to nearby towns and cities.

In conclusion, this mid-terraced 3 bed property presents a wonderful opportunity to acquire a charming and versatile residence in a desirable location. With attractive features, convenient amenities, and plenty of potential, this home is a perfect choice for those in search of a comfortable and welcoming living environment.

### Directions

Travelling east on the A66, take the slip road into Appleby. Proceed past the Grammar School and as you descend down the hill take the left turn, follow the road up the hill and turn right just before the railway bridge. Take the first right into Clifford Street and Number 22 is located on the left hand side.







## 22 Clifford Street

### The 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 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.

- Charming mid-terrace 3 bed property
- Spacious & versatile accommodation over 4 floors
- Useful cellar & attic room
- Attractive gardens and potential offroad parking space
- Single garage
- Close to local amenities
- Tenure: Freehold
- Council Tax: Band C
- EPC rating E





## ACCOMMODATION

### Vestibule

Wooden door leads into an entrance vestibule with wooden parquet flooring and obscured glazed door providing access to the hallway.

### Hallway

With wooden flooring and stairs to the first floor, this welcoming entrance has doors providing access to the living room, sitting room, dining room and cellar. Dado rail and cloaks area.

### Living Room

12' 1" x 14' 6" (3.69m x 4.43m)

A beautiful front aspect reception room with bay window, complete with single glazed sash windows. An open fire sits proud, encased by an ornate surround. Coving, ceiling rose and carpet and radiators fitted.

### Sitting Room

11' 11" x 11' 11" (3.64m x 3.62m)

A lovely rear aspect reception room with wooden flooring and single glazed sash window overlooking the garden. Coving and ceiling rose detailing. Radiator fitted. Fireplace with ornamental surround (not currently in use).

### Dining Room

9' 10" x 9' 7" (3.00m x 2.93m)

A versatile room currently utilised as a dining room. Wooden flooring and radiator fitted. Door leads to the kitchen. Side aspect, single glazed window.

### Kitchen

9' 1" x 9' 10" (2.77m x 2.99m)

Situated to the rear of the property is the kitchen, comprising a complementary mix of fitted and freestanding base units along with wall units and open shelving. With space for freestanding cooker, fridge/freezer and washing machine. Twin windows to the side aspect and additional Velux window. 1.5 bowl stainless steel sink with drainer and mixer tap, combination of stainless steel and wooden work surfaces. Door and small window to the rear hall.





## ACCOMMODATION

### Rear Hallway

With glazed door leading out to the garden and a wooden door into the garage. A useful WC and basin have also been fitted.

### Garage

With wooden up and over door, power, lighting and side aspect window.

### Cellar

10' 11" x 17' 10" (3.32m x 5.44m)

Stone steps lead to a good sized cellar with front aspect obscured glazed window. Consumer unit and lighting.

### FIRST FLOOR LANDING

Carpeted split level landing with the lower landing leading to the bathroom and the upper landing providing access to the three bedrooms and stairs up to the attic room. There are two excellent understairs storage cupboards. Radiator fitted.

### Bathroom

9' 5" x 9' 8" (2.86m x 2.94m)

Comprising a three piece suite including WC, basin and P shaped bath with mains shower over and fitted shower screen. Tiled splashbacks, extractor fan, Velux window and side aspect obscured glazed window. Low level storage cupboard housing the combi boiler.

### Bedroom 1

12' 0" x 11' 11" (3.65m x 3.64m)

Rear aspect double room with fitted wooden wardrobes and cupboards, single glazed sash windows, radiator and wood flooring.

### Bedroom 2

11' 11" x 11' 5" (3.63m x 3.47m)

Front aspect double room with single glazed sash window, carpet and radiator.





## ACCOMMODATION

### Bedroom 3

8' 8" x 6' 3" (2.63m x 1.91m)

Front aspect single bedroom with single glazed sash windows, radiator and wood flooring.

### Attic Room

13' 0" x 17' 5" (3.97m x 5.32m)

Accessed via a steep wooden staircase, the attic room benefits from two Velux windows and is fitted with wooden flooring.

## EXTERNALLY

### Front Garden

A flagged pathway and stone steps lead to the property, flanked to one side by a patio garden with established shrubs. A low level wall with ornate railings and gate border this front area.

### Rear Garden

With an area of hardstanding and a further space of flagged patio, this charming garden is complemented by an established flower bed and space to house an array of pots, seating and scope for raised beds, which the current vendors have in place. Furthermore, wooden gates lead out to Bellvue Road, which sits to the rear of the property, therefore, the hardstanding area could potentially be utilised as a parking space for a small vehicle.

### PARKING

On street parking to the front of the property.







## ADDITIONAL INFORMATION

### Services

Mains connected water, drainage, electricity and gas. Majority single glazed windows. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

### Referral & Other Payments

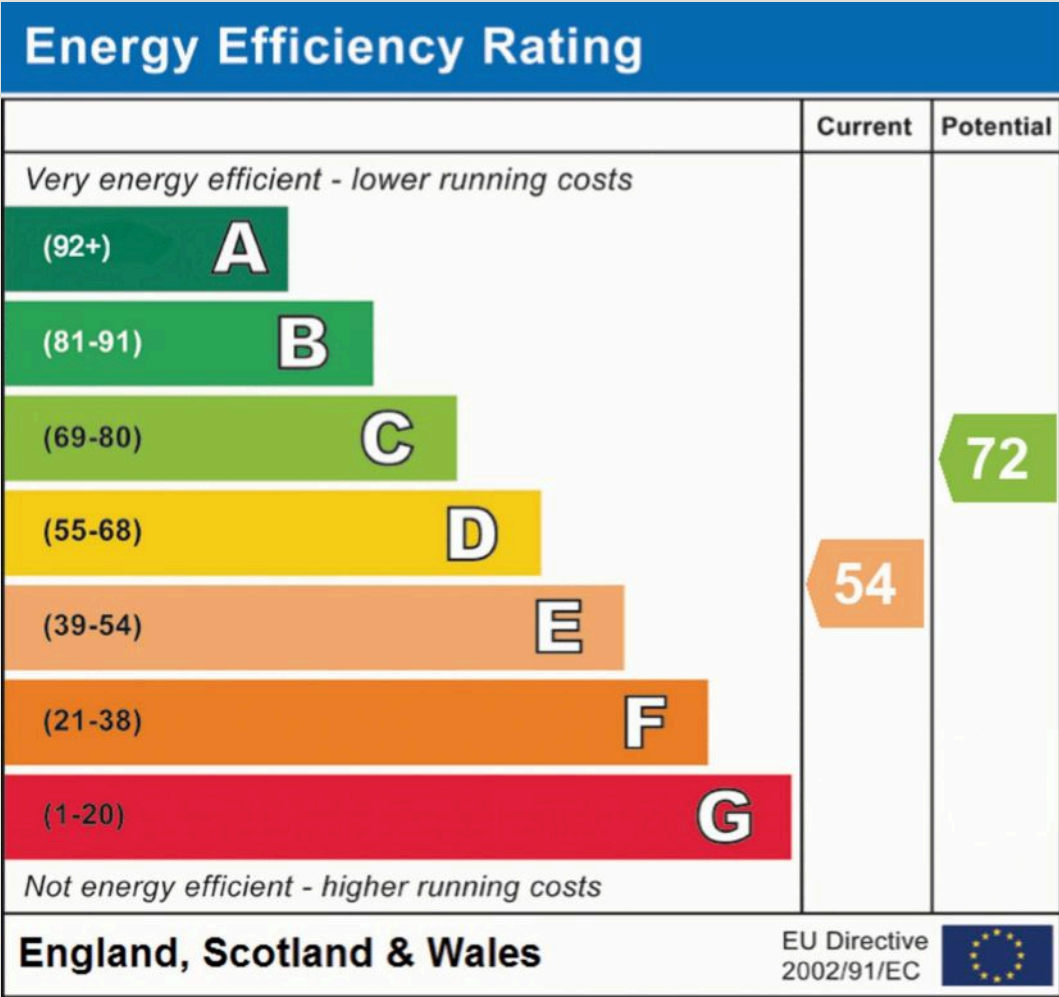
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