



Starting bid £90,000

20 Thanet Terrace, Appleby-in-Westmorland, CA16 6TU

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/ offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This home is close to local amenities, access to the A66, with the added benefit of no chain.

Stepping inside via an entrance porch, which provides handy access to the coal shed and external store. From here, there is access into the hallway, which benefits from a fitted storage cupboard and provides access to the living room, kitchen, with stairs rising to the first floor. A stairlift is installed at the bottom of the stairs, which has been used by the current owner. The kitchen is currently fitted with a freestanding cooker incorporating a four-ring gas hob, oven and grill. Worktop space, ample base units and stainless steel sink with hot and cold taps. Additionally, there is space and plumbing for a washing machine, together for a freestanding fridge/ freezer. Adjacent to the kitchen is the spacious living room which features an open fireplace with surround.



3



1



1



E



Superfast
available



On street parking

Quick Overview

Immediate 'exchange of contracts'
available

Being sold via 'Secure Sale'

3 Bedroom mid terrace house

In need of renovation & modernisation

Spacious living room

No onward chain

Low maintenance gardens

Local Occupancy Restrictions apply

On-street parking

Superfast broadband available

Property Reference: P0618



Kitchen



Living Room



Bedroom 1



Bedroom 2

Access to the hallway. There is also a downstairs WC for added convenience.

Upstairs, there are three bedrooms, a family bathroom and a useful storage cupboard. Bedroom 1 is a large double bedroom with two storage cupboards, one of which houses the water tank. The room benefits from a double glazed window overlooking the rear aspect with views of the rolling fells in the distance. Bedroom 2 is also a large double bedroom, with double glazed window to the rear aspect. Bedroom 3 is a generous single bedroom with a double glazed window overlooking the front aspect. The three-piece family bathroom comprises a bath, WC and wash basin, together with a double glazed window to the front aspect.

Low maintenance front garden benefiting from a low brick boundary, while the rear garden is divided into two sections by a communal pathway, which provides access to the gardens of neighbouring residents. The garden offers a wooden fencing and metal railings boundary, a reas of lawn, established shrubs and planted borders. We have been advised that the wooden fence separating the two adjacent gardens is situated on the subject property's land; however, this information has not been verified.

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.

Property Information

Tenure Freehold

Council Tax Band A

Westmorland & Furness Council

Services and Utilities Mains electricity, mains water and mains drainage. Solid fuel heating

Right of Way We have been advised there is a Right of Way for all residents to access their rear gardens. This pathway is at the rear of the property in between the property garden

Local Occupancy Restrictions We have been advised Local Occupancy Restrictions apply

Energy Performance Certificate TBC

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

Broadband Speed Superfast broadband available

Directions From Appleby, head toward Station Road, turning right and right again onto Thanet Terrace. The property is at the end of the road of the right hand side

What3words Location ///marine.gown.detect

Viewings Strictly by appointment with Hackney & Leigh Penrith

Price Starting Bid £90,000

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/ buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure is carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale.

The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Bedroom 3



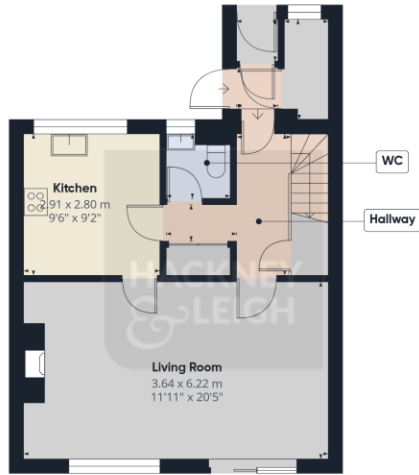
Bathroom



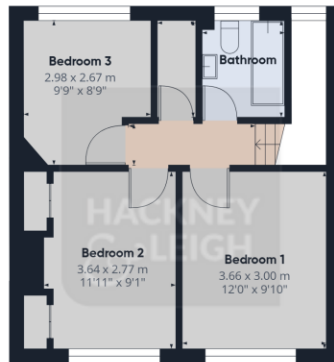
Rear Aspect



Rear Garden



Floor 0



Floor 1



Approximate total area^m
79.6 m²
859 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 10/09/2026.

Request a Viewing Online or Call 01768 593593