



**23 Murton View, Appleby-In-Westmorland - CA16 6RF**

Guide Price **£250,000**

**PFK**

## 23 Murton View

Appleby-In-Westmorland

Nestled in a peaceful cul-de-sac, 23 Murton View is a delightful semi-detached dormer bungalow offering spacious and versatile living accommodation. The property has just undergone some renovations which has left it with a clean, fresh finish.

The modern kitchen is well appointed with a generous range of wall and base units, integrated appliances, and ample workspace, ideal for home cooking and entertaining. A bright conservatory extends the living space and provides a lovely spot to enjoy the garden views year round.

The property benefits from a modern three piece bathroom suite with a walk in shower, and boasts three well proportioned bedrooms offering flexibility for family living, guests, or a home office.

Externally, the home includes a single garage with a sizeable workshop at the rear, ideal for hobbies or additional storage. The driveway provides offstreet parking for two vehicles. The front garden features a charming patio with a gravel border, while the rear garden is laid to patio and includes a bespoke wood fired barbecue area - perfect for outdoor dining and entertaining.



## ACCOMMODATION

### Porch

### Lounge

11' 6" x 14' 10" (3.50m x 4.52m)

### Kitchen

13' 7" x 7' 11" (4.13m x 2.42m)

### Bedroom 1

11' 7" x 11' 8" (3.53m x 3.55m)

### Bedroom 3

6' 8" x 11' 0" (2.04m x 3.35m)

### Bathroom

### Hallway

### Conservatory

12' 10" x 7' 10" (3.92m x 2.40m)

## FIRST FLOOR

### Attic room

14' 9" x 9' 5" (4.50m x 2.86m)

### Bedroom 2

14' 7" x 8' 11" (4.44m x 2.72m)

### External

### Rear Garden

Rear patio garden with wood fired BBQ area and external lights.

### Front Garden

Flagged patio area with gravelled border.

### Garage

Single garage with large workshop at the back. With plenty of shelves, electricity and a door to the garden.





## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Solar panels are installed, these supply the property with an excess going into the National Grid. 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.

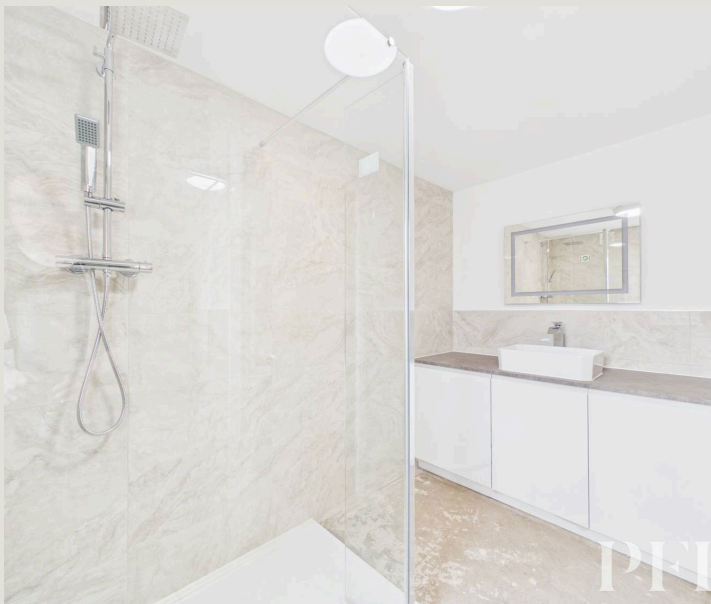
### Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Directions

23 Murton View can be located using the postcode CA16 6RF or by using What3words: kiosk.bring.overheard.







## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

# PFK

