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## **55 Glebe Road, Appleby-In-Westmorland, CA16 6RT**



- **Much Improved and Updated Semi Detached Bungalow**
- **Impeccably Presented Throughout**
- **Living Room, Dining Room, Conservatory + Kitchen**
- **2 Double Bedrooms + Shower Room**
- **Off Road Parking, Car Port + Large Garage/Workshop**
- **Attractive Low Maintenance Garden**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate - D. Council Tax Band - B.**

**Price £240,000**

Close the edge of the picturesque market town of Appleby-In-Westmorland, this delightful bungalow offers a perfect blend of comfort and convenience.

The well appointed accommodation comprises; Entrance Porch, a generous Living Room, a smart Kitchen, a Dining Room with a door to the Conservatory, 2 Bedrooms and a Shower Room

Outside there is a Front Garden, a double width Parking Area leading to a Car Port and a large Garage/Workshop and to the rear of the bungalow is an attractive enclosed Garden laid mainly to flag for ease of maintenance.

This lovely bungalow also benefits from uPVC Double Glazing and Gas Central Heating via a Worcester Condensing Combi Boiler.

### **Location**

From the centre of Appleby, head South up Boroughgate, turning left then right around the castle and then turn right into Colby Road. Take the 4th right turn into Glebe Road.

### **Amenities**

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## **ACCOMMODATION**

### **Entrance**

Through a composite security door to the

### **Porch 4'10 x 7'3 (1.47m x 2.21m)**

Having uPVC double glazed windows to the front and side, ceramic tiled flooring and a wood panelled door to the;



### **Living Room 15'8 x 15'4 (4.78m x 4.67m)**

An electric flame effect heater is set in a marble heart and back with a polished wood surround. There is a TV aerial point, satellite lead, telephone point, telecoms point, a double radiator and a uPVC double glazed window to the front. A wood panelled door opens to the;



### **Central Hall**

A ceiling trap gives access to the loft space. A built-in cupboard houses the Worcester gas fire condensing combi boiler providing the hot water and central heating. The flooring is laminate, wood panelled doors open to the bedrooms and shower room and a multi pane glazed door opens to the kitchen. There is a broad opening to the;





### **Dining Room 7'8 x 7'7 (2.34m x 2.31m)**

With laminate flooring, a double radiator and uPVC double glazed double doors to the;



### **Conservatory 7' x 8'7 (2.13m x 2.62m)**

Being a UPVC double glazed frame set on a low brick wall and having a polycarbonate roof, laminate flooring and double doors opening into the garden. There is a TV aerial point.



### **Kitchen 10'3 x 13'9 (3.12m x 4.19m)**

Fitted on all sides with a range of cream shaker style units and a granite effect worksurface incorporating a composite single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven and ceramic hob with cooker hood above, plumbing for a dishwasher and washing machine and space for an under counter fridge and freezer. The ceiling has recessed downlights, the flooring is laminate and there is a double radiator. uPVC double glazed windows faced to the front and side and a composite security door opens to the side.



**Bedroom One 10'6 x 9'9 (3.20m x 2.97m)**

There is a single radiator and a UPVC double glazed window to the rear.

**Bedroom Two 10'9 x 9'2 + wardrobes (3.28m x 2.79m + wardrobes)**

A long one wall are built in wardrobes providing hanging and shelf space. There is a single radiator and a UPVC double glazed window to the rear looking out onto the garden.

**Shower Room 6'3 x 5'5 (1.91m x 1.65m)**

The toilet and wash basin are set in a vanity unit with a granite effect top, a concealed cistern and storage cabinets. A quadrant shower enclosure has a Mira electric shower over. The walls are fully tiled, the floor is tiled and the ceiling is panelled with downlights. There is an extractor fan, a heated towel rail and a uPVC double glazed window to the side.





## Outside

To the front of the bungalow is a garden to lawn and a double width block paved parking bay



Metal gates to the side give access to a large, stone flagged, carport running the depth of the bungalow and leading to the;



## Garage/Workshop 28'2 x 12'5 max (8.59m x 3.78m max)

Having an up and over vehicle door to the front, lights and power points. Two windows to the side give natural light and a door opens into the garden.

A gate between the bungalow and the garage leads to the rear garden.

The rear garden is laid mainly to stone flags with a small lawn area and a well stocked flower bed. A gate at the end of the garden with steps leads down to a footpath around the outskirts of the development and to the centre of Appleby.



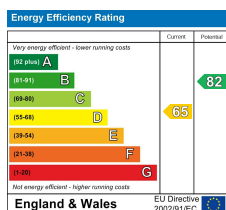


864 sq.ft. (80.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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