

**Christopher
Whelan**

**Green Acres, Sandford, Appleby-in-Westmorland
CA16 6NR**



Price £265,000

A three bedroom bungalow with much potential in the hamlet of Sandford, near to the delightful town of Appleby-in-Westmorland.

Accommodation comprises entrance hall, lounge, kitchen, three bedrooms, bathroom and porch.

Garden to front rear and side. Driveway and garage.



Auctioneers, Estate Agents & Property Managers
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Tel: 015396 20293 Fax 015396 21650

General

Rendered pebble dashed bungalow with clay tile roof built in 1966. Cavity wall insulation. Loft insulation. Secondary glazing.

Accommodation (All measurements are approximate)

Hall

Built in cupboard. Fitted carpet. Night storage heater.



Lounge

6.32m x 4.27m (20ft 9ins x 14ft 0ins)

Tile fireplace with open fire. One double glazed window and one with secondary glazing. Fitted carpet. Night storage heater.



Kitchen

3.61m x 5.16m (11ft 10ins x 16ft 11ins)

Tile fireplace with open fire. Range of base units. Plumbed for washer. Vinyl floor covering. Pantry.

Rear Entrance

Porch over back door



Bedroom 1

3.63m x 3.12m (11ft 11ins x 10ft 3ins)

Secondary glazing. Fitted carpet. Night storage heater.



Bedroom 2

3.63m x 4.09m (11ft 11ins x 13ft 5ins)

Secondary glazing. Carpet. Night storage heater.



Bedroom 3 3.28m x 3.05m (10ft 9ins x 10ft 0ins)
Secondary glazing. Carpet. Night storage heater.



Bathroom 2.11m x 2.79m (6ft 11ins x 9ft 2ins)
Metal bath, pedestal basin and WC. Secondary glazing.
Electric wall heater. Airing cupboard.



Outside
Drive. Garden to front side and rear. 2 sheds.

Garage 5.99m x 2.72m (19ft 0ins x 8ft 11ins)
Flat roof garage with up and over door. Power and light.
Concrete floor.

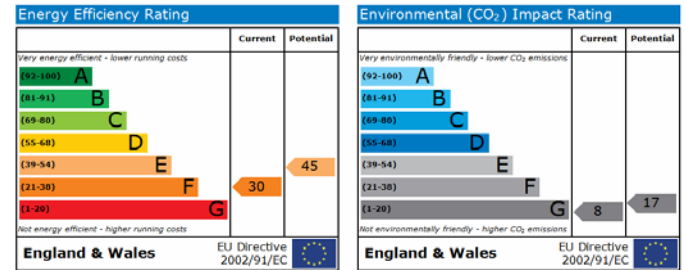


Services
Mains water, electricity, septic tank.

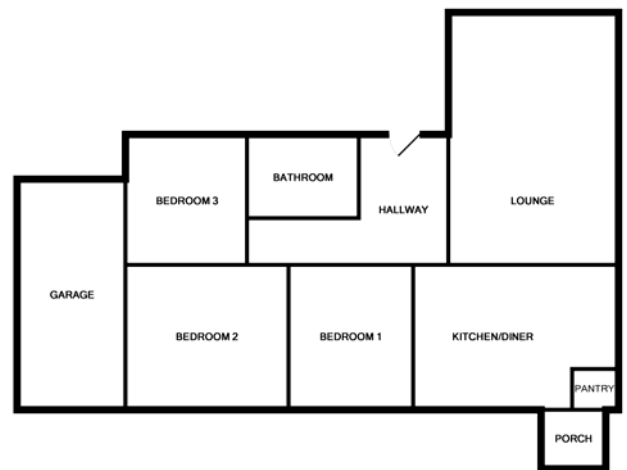
Council Tax
Band D – payable believed to be £1,547.49 2011/12

Tenure
Freehold.

EPC Graph



Floorplan



TOTAL APPROX. FLOOR AREA: 1252 SQ.FT. (116.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Local Authorities: Eden District Council, Town Hall, Penrith. Cumbria County Council, Carlisle

Planning Authority: Eden District Council, Mansion House, Penrith.

Directions

From Kirkby Stephen - head north for Warcop on A685. Bear left on to Appleby Road (B6259). Continue on B6259 through Warcop. Turn left toward Haregate then take first left onto Haregate. Property is on the left.

From A66 – head south on B6259 toward Sandford Fold then turn left onto Haregate. Property is on the left.

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.