



The Sands | | Appleby-In-Westmorland | CA16 6XN

Guide Price £125,000



**david britton**  
ESTATES



## Key features

- End-terrace Cottage
- Great location close to all amenities and excellent transport links
- Reversed accommodation
- Two double bedrooms
- Family bathroom
- Open plan Kitchen/dining/living area
- One parking space at the front of the property and a shed to the side of the property
- Well presented throughout
- Would be an ideal first time buyer's home or a great rental investment

## Description

Found right in the heart of the historical market town of Appleby is this immaculately presented two-bedroom cottage with reversed accommodation. Internally the accommodation is spacious and comprises on the ground floor two double bedrooms and a family bathroom, on the first floor there is a large light and airy open plan Kitchen/Dining/Living area. This wonderful property is in ready to move into condition and would make a fabulous first-time buyer's home or a great rental investment.

The property itself is centrally positioned in Appleby's town centre, close to the large array of local amenities including shops, butchers, bakers, restaurants, schools, supermarkets etc and a train station. The nearby A66 offers easy access to Penrith, the M6 and east to Scotch Corner.

\*\* Viewings strictly by appointment only\*\*

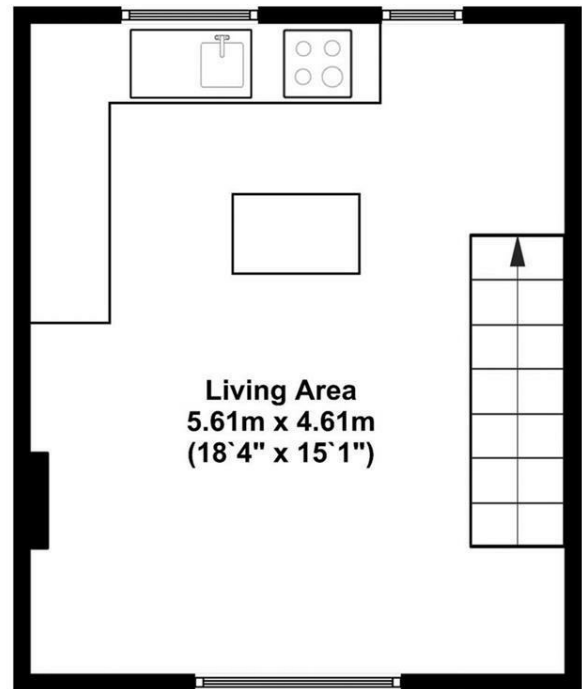
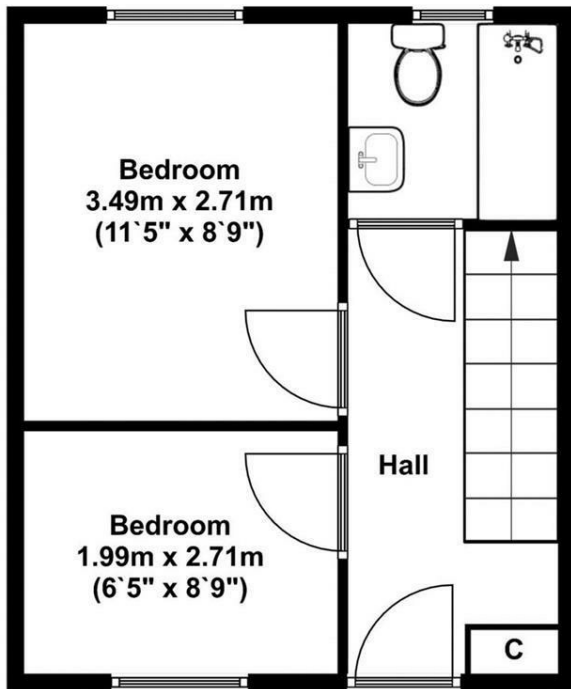
## Directions







## Floor plans



**Ground Floor**  
Approx 26.00 Sq meters (280.00 sq feet).

**First Floor**  
Approx 26.00 Sq meters (280.00 sq feet).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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