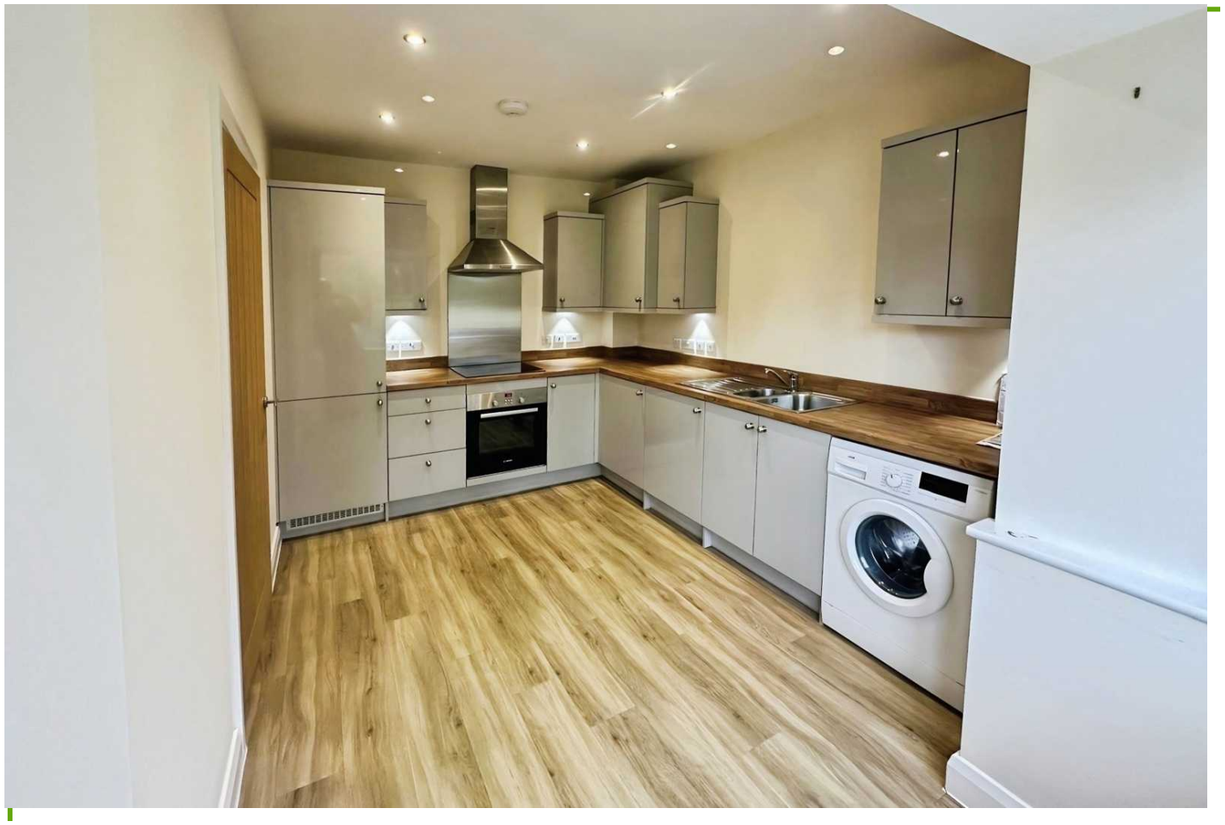
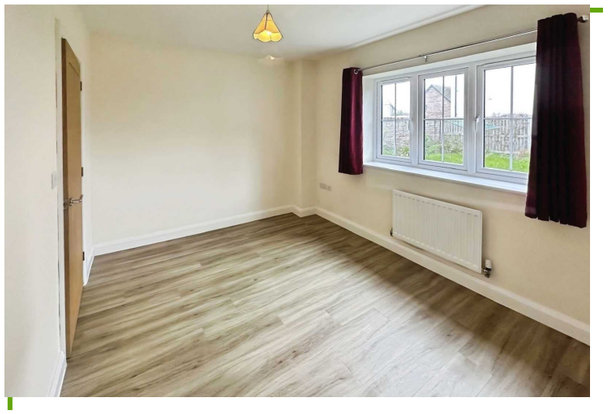
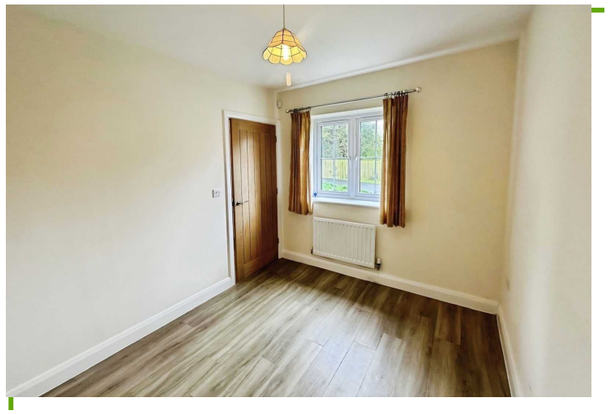






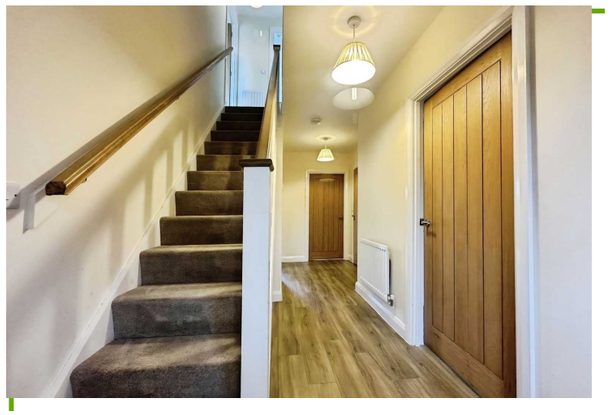




Wigton T: 016973 44797

The Property Ombudsman







St. Cuthberts Close, Burnfoot,
Wigton, Cumbria, CA7

Asking Price: £250,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

St. Cuthberts Close, Burnfoot, Wigton, Cumbria, CA7

Asking Price: £250,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: B
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

NO ONWARD CHAIN. FOUR BEDROOM DETACHED DORMER BUNGALOW. Located on the popular St Cuthbert's estate so within walking distance to town, shops and schools this dormer bungalow is not to be missed. Briefly comprising to the ground floor, entrance hallway, kitchen/dining room, living room, two bedrooms and shower room. To the first floor are a further two double bedrooms and shower room. Outside is a good size rear garden and offset from the property is garage and drive.

Ground Floor

Entrance Hallway
Welcoming entrance hallway with handy built in storage cupboard.

Kitchen/Dining Room
9'1" x 14'3" (2.77m x 4.34m)
Modern kitchen/dining room with a range of fitted units, integrated fridge/freezer, electric hob, electric oven and bay window.

Living Room
11'7" x 17'3" (3.53m x 5.26m)
Light and airy living room with double doors leading onto the rear garden.

Bedroom 3
9'3" x 13'1" (2.82m x 4m)
Double bedroom overlooking the rear garden.

Shower Room
7'3" x 7'8" (2.2m x 2.34m)
Modern shower room with shower cubicle, w/c and wash hand basin.

Bedroom 4
8'7" x 10'11" (2.62m x 3.33m)
Fourth double bedroom located to the ground floor or could be used as a separate dining room.

First Floor

Bedroom 1
10'11" x 16'10" (3.33m x 5.13m)
Double bedroom with skylights allowing natural light into the room.

Bedroom 2
8'8" x 16'8" (2.64m x 5.08m)
Double bedroom with skylight.

Shower Room
5'6" x 6'1" (1.68m x 1.85m)
Modern shower room to the first floor with shower cubicle, w/c and wash hand basin.

Garage
There is a single garage that is off set from the property and has off street parking place to the front of the garage for a car.

Outside
To the front of the property is lawn and path leading to the bungalow. To the rear is a good size enclosed garden with lawn and patio area.

Agents Notes
The property is double glazed and has gas heating. There is an annual service charge for the estate to look after the green areas and children's park which is approximately £221.85.

Due to the circumstances of the sale, we have been unable to obtain detailed information about the property. Buyers are advised to make their own enquiries and satisfy themselves, as well as their mortgage lender, regarding all aspects of the property. Please speak to a member of the team for further clarification.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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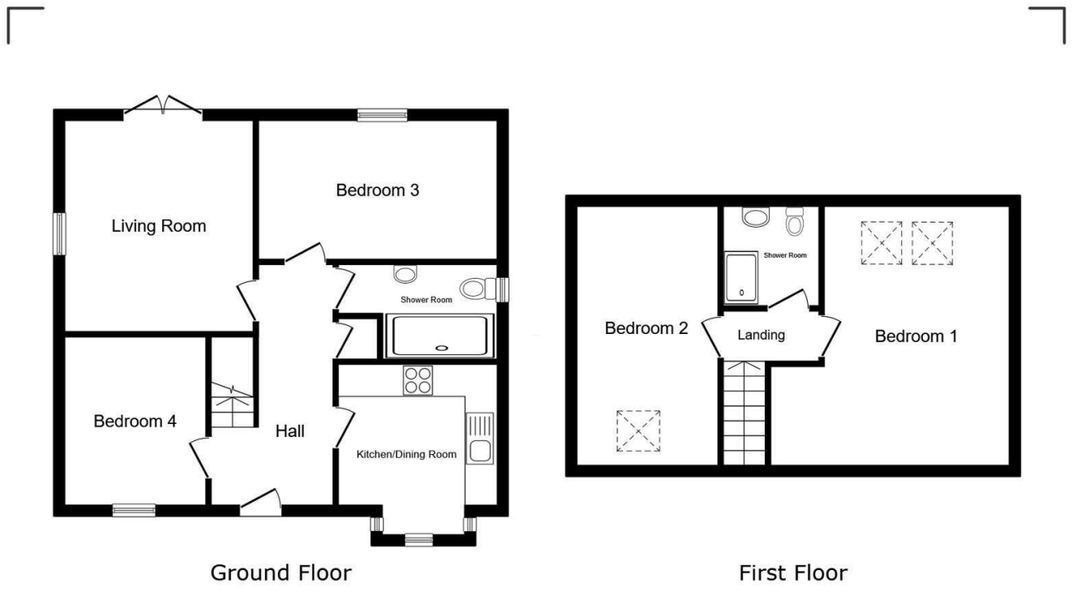
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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