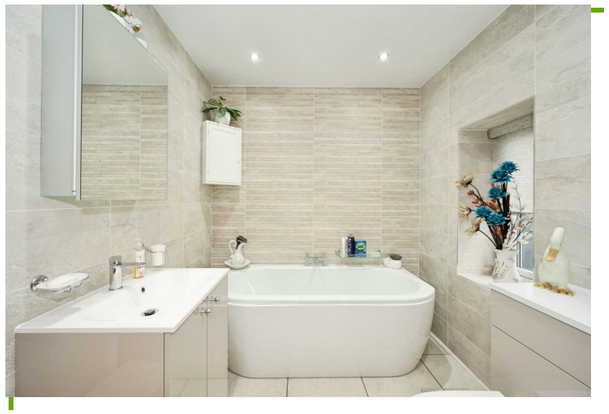
















Lakeland Retreat, North Road,
Aspatria, Wigton, Cumbria, CA7

Asking Price: £350,000

Tenure: Freehold

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The Property Ombudsman

Lakeland Retreat, North Road, Aspatria, Wigton, Cumbria, CA7

Asking Price: £350,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
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

Immaculate Four Bedroom Bungalow. Deceptively Spacious Throughout. Tucked away but within walking distance to shops, schools and transport links this stunning bungalow has the best of both worlds. Modernised to a high standard and turn key ready this property is not to be missed. Briefly comprising of , living/dining room, kitchen/breakfast room, four double bedrooms, two bathrooms and private outside space viewing is highly recommended.

Entrance Hallway
Welcoming, light entrance hallway, leading into the living room and kitchen/breakfast room.

Living/Dining Room
22' x 25'7" (6.7m x 7.8m)
Large living/dining room with plenty of room for the whole family to sit and relax or ideal for entertaining. The living room has a gas fire and feature fireplace and there is plenty of room for a 6 seater dining table. There is an internal door from this room leading into the rear of the storage garage.

Kitchen/Breakfast Room
11'3" x 18' (3.43m x 5.49m)
Good size kitchen/breakfast room with a range of modern fitted units, integrated Neff appliances include; microwave, electric oven, induction electric hob and dishwasher, there is also a integrated fridge/freezer and fitted breakfast table.

Bedroom 1
11'8" x 11'11" (3.56m x 3.63m)
Primary bedroom with built in storage, double doors giving access onto the rear decked area and having ensuite shower room.

Ensuite Shower Room
4'4" x 7'1" (1.32m x 2.16m)
Modern shower room with shower cubicle, w/c and vanity wash hand basin.

Bedroom 2
10'4" x 11' (3.15m x 3.35m)
Good size double bedroom with built in storage.

Bedroom 3
10'1" x 11'1" (3.07m x 3.38m)
Double bedroom with built in storage.

Bedroom 4
9'9" x 11'6" (2.97m x 3.5m)
Forth double bedroom.

Bathroom
6'10" x 10' (2.08m x 3.05m)
Modern family bathroom with slipper bath, separate shower cubicle, w/c and wash hand basin.

Storage Garage
9'11" x 22'10" (3.02m x 6.96m)
Fantastic storage garage which the present owners have changed the garage door to a front door style, this could be changed back if desired. The storage garage has light and a rear door leading into the main property.

Outside
To the front of the property is off street parking for two cars and a seating area. To the rear of the property is a private low maintenance garden with patio area, raised decked area with lights, stunning summer house. The garden area is fully enclosed and offers a tranquil private space.

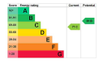
Agents Notes
The property has double glazing and gas heating.
There is a driveway leading to the properties which maintenance is shared with three other properties.

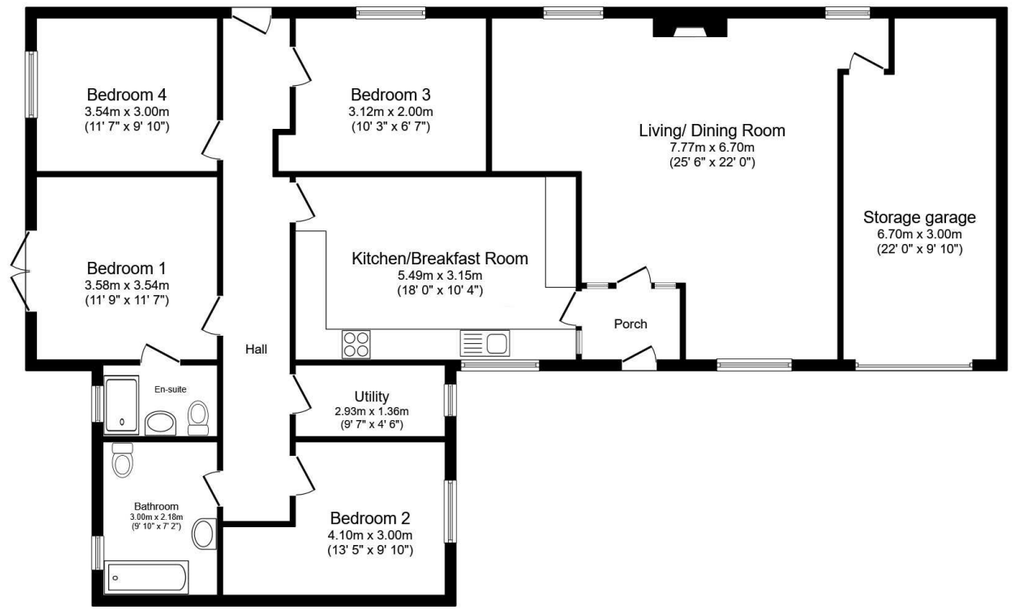
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All Measurements
All Measurements are Approximate.

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.



Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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