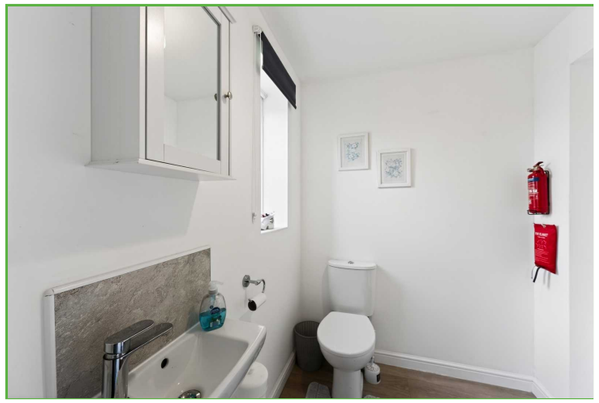




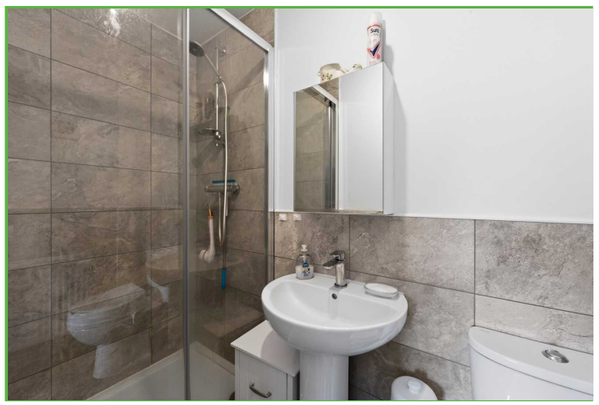












Barley Meadows, Abbeytown,
Wigton, Cumbria, CA7

Asking Price: £269,500

Tenure: Freehold

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your-move.co.uk

Barley Meadows, Abbeytown, Wigton, Cumbria, CA7

Asking Price: £269,500 Tenure: Freehold

Council Tax Band: D
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

Four bedroom detached family home. Fantastic plot within this popular residential small development. This two years old property is located in the popular village of Abbeytown which has a shop, primary school, public house and good bus links. This spacious home briefly comprises living room, kitchen/dining room, utility room and downstairs w/c. To the first floor are four bedrooms, ensuite shower room and family bathroom. Outside is large drive, garage and enclosed rear garden. Viewing is...

Ground Floor

Entrance Hall
Welcoming entrance hallway with handy garage door release button.

Living Room
13'7" x 17'4" (4.14m x 5.28m)
Good size light and airy living room with dual aspect windows and understairs storage cupboard.

Kitchen/Dining Room
12' x 13'7" (3.66m x 4.14m)
Large kitchen/dining room with a range of modern units, gas hob, electric oven, ample room for a good size table and double doors into the rear garden.

Utility Room
4'4" x 6' (1.32m x 1.83m)
Handy utility room with plumbing for washing machine, sink and access to the rear of the property.

W/C Cloakroom
5'4" x 5'11" (1.63m x 1.8m)
Handy ground floor w/c cloakroom with w/c, wash hand basin and access door into the rear of the garage.

First Floor

Landing
Large landing with built in storage and access to the loft via ladder.

Bedroom 1
10'7" x 13'7" (3.23m x 4.14m)
Primary bedroom with views to the front of the property to Skiddaw and the Lakeland Fells in the distance.

Ensuite Shower Room
3'8" x 7'10" (1.12m x 2.4m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2
10'3" x 13'7" (3.12m x 4.14m)
Second double bedroom with built in storage.

Bedroom 3
8'3" x 14'3" (2.51m x 4.34m)
Further double bedroom located at the rear of the property.

Bedroom 4
8'3" x 10'2" (2.51m x 3.1m)
Forth bedroom ideal as a home office of a single bedroom.

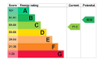
Family Bathroom
5'6" x 7'1" (1.68m x 2.16m)
Family bathroom with bath, w/c, wash hand basin and built in storage cupboard.

Garage
9'11" x 20'6" (3.02m x 6.25m)
Good size garage with electric door and rear door with access directly into the property.

Outside
To the front of the property is garden and larger than normal drive having parking for 3 cars and access to the garage, to the side is a electric car charger.
To the rear of the property is an enclosed lovely rear garden with patio area, lawn, established plants and shrubs and summer house.

Agents Notes
The property has gas heating and double glazing. The gas is LPG that is situated in a tank on the small development and a meter reading is done as if on mains.
The current owners do not pay a service charge but have been advised that when the roads are finished then the service charge will be payable, amount unknown at this time.

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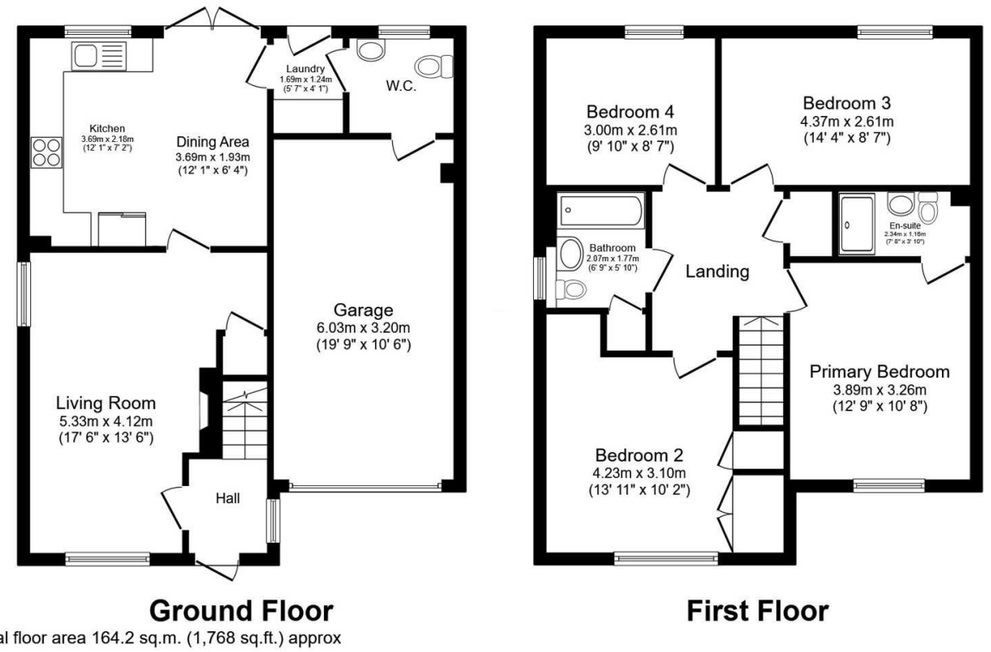


For full EPC please contact the branch.

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.



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).
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