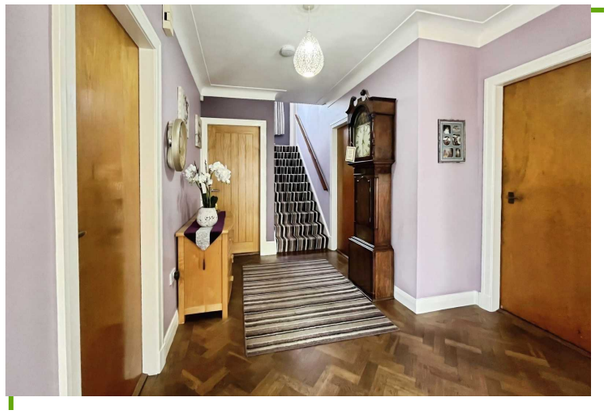
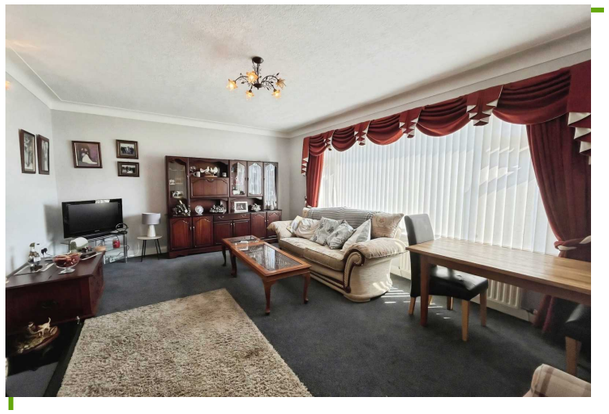




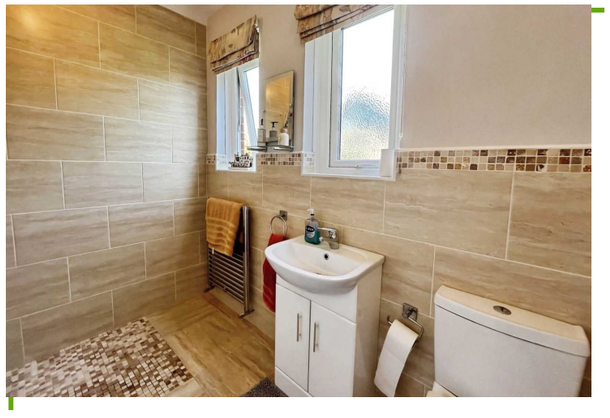












Acacia House, Lowmoor Road,
Wigton, Cumbria, CA7

Asking Price: £395,000

Tenure: Freehold

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The Property Ombudsman

Acacia House, Lowmoor Road, Wigton, Cumbria, CA7

Asking Price: £395,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: TBC
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. Substantial Detached Family Home. This deceptively spacious family home is located on a popular residential road, close to schools, shops and good transport links. This detached home briefly comprises, two receptions rooms, kitchen, office, shower room and utility to the ground floor. To the first floor are three double bedrooms and family bathroom. Outside is a generous plot with double garage , parking and gardens. Viewing is highly recommended.

Ground Floor

Entrance Porch
4'8" x 14'4" (1.42m x 4.37m)
Handy entrance porch flooded with natural light, welcoming you to this family home.

Entrance Hall
Spacious entrance hallway leading into this substantial home.

Living Room
13'11" x 18'3" (4.24m x 5.56m)
Large living room with plenty of room for the whole family to gather. The living room is dual aspect so allowing plenty of natural light to flood the room and having feature fireplace.

Dining Room
12' x 14' (3.66m x 4.27m)
Second reception room which could be used as a dining room and would have plenty of space for a eight seater table or as a second sitting room , ideal for teenagers.

Shower Room
6'10" x 8'5" (2.08m x 2.57m)
Handy wet room with shower, w/c, wash hand basin and storage cupboard,

Office
6'11" x 13'4" (2.1m x 4.06m)
This office is ideal for home workers or as a hobby room.

Kitchen/Breakfast Room
11'3" x 17'9" (3.43m x 5.4m)
Good size kitchen/breakfast room with a range of modern fitted units, island, and integrated Neff appliances including, electric induction hob, electric oven and microwave, there is also an integrated large fridge and dishwasher.

Pantry Cupboard
6'7" x 6'10" (2m x 2.08m)
This walk in pantry cupboard is a fantastic addition to the kitchen with additional storage.

Utility Room
5' x 19'11" (1.52m x 6.07m)
Steps lead down from the kitchen into this utility room with additional storage.

First Floor

Landing
With built in storage.

Bedroom 1
13'7" x 14'1" (4.14m x 4.3m)
Large double bedroom with dual aspect and built in storage cupboards.

Bedroom 2
10'3" x 14'2" (3.12m x 4.32m)
Second large double bedroom overlooking the side of the property.

Bedroom 3
9'11" x 14'2" (3.02m x 4.32m)
Third double bedroom with built in storage.

Bathroom
6'10" x 8'4" (2.08m x 2.54m)
Bathroom with bath, w/c, wash hand basin and built in storage.

Double Garage
16'4" x 18'5" (4.98m x 5.61m)
Double garage with sink, units and plumbing for washing machine.

Outside
The property sits in a generous plot with drive that has parking for six cars, access to the garage, large lawn, patio areas and established plants and shrubs.

Agents Notes
The property is double glazed and has gas heating.

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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.



Ground Floor First Floor

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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