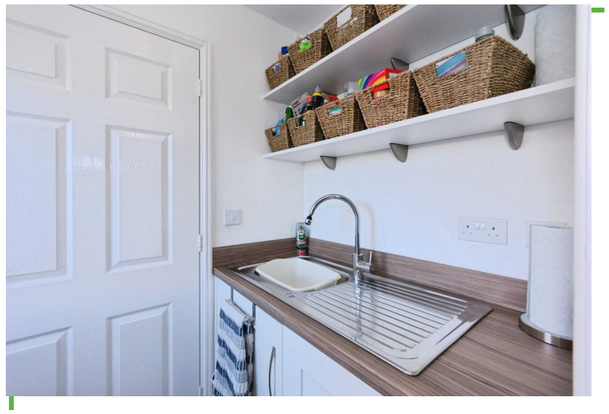


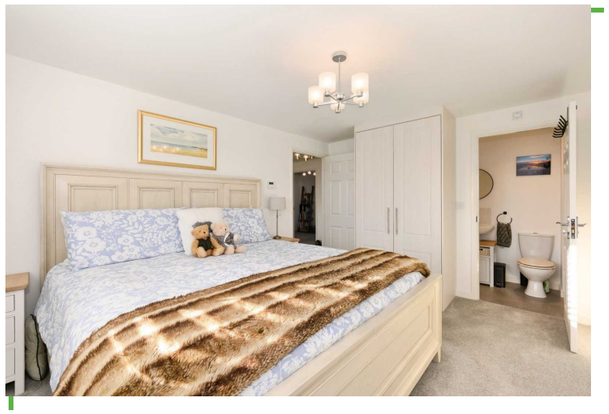


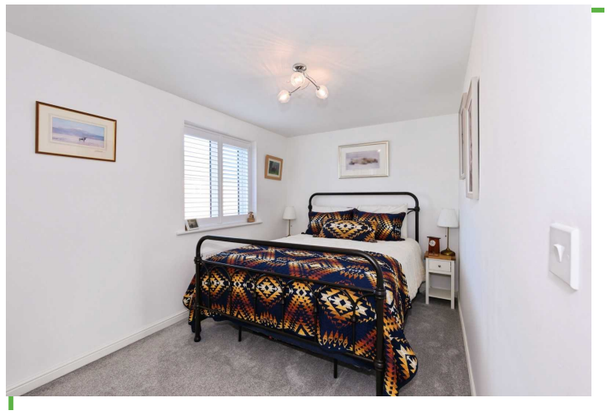












Barley Meadows, Abbeytown,
Wigton, Cumbria, CA7

Offers in the region of:
£290,000

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Barley Meadows, Abbeytown, Wigton, Cumbria, CA7

Offers in the region of: £290,000 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

This deceptively spacious family home is turn key ready as the present owners have done further changes internally. The property comprises, entrance hallway, good size living room, kitchen/dining room , utility area and w/c cloakroom to the ground floor. To the first floor are three double and a single bedroom, the primary bedroom has an ensuite shower room and a family shower room. THIS PROPERTY IS NOT TO BE MISSED!

Description
The Blessington is a deceptively spacious, detached family home located in the popular village of Abbeytown. Within the village is a pub, shop and primary school. The property is just over 12 month old and offers a good size plot with gardens, parking and garage externally and internally there is living room, kitchen/dining room, utility, four bedrooms, two bathrooms and an additional w/c cloakroom allowing plenty of room for all the family. Viewing is highly recommended to appreciate the plot, accommodation on offer and upgrades that the present owners have done.

Ground Floor

Entrance Hall

Living Room
13'9" x 17'5" (4.2m x 5.3m)
Having dual aspect this spacious living room is flooded with natural light and offers understairs storage and fitted shutter type blinds.

Kitchen/Dining Room
12'6" x 13'7" (3.8m x 4.14m)
Kitchen/dining room with a range of modern fitted units, integrated dishwasher, fridge freezer, gas hob and electric oven. There is plenty of room for a family size table and double doors leading into the rear garden.

Utility Area
With plumbing for washing machine, sink, access to the rear garden and into the w/c cloakroom.

W/C Cloakroom
5'4" x 6'2" (1.63m x 1.88m)
Good size w/c cloakroom with wash hand basin.

First Floor

Bedroom 1
10'6" x 13'9" (3.2m x 4.2m)
Good size double bedroom, benefitting from a fitted wardrobe and ensuite.

Ensuite
3'7" x 7'11" (1.1m x 2.41m)
Having shower cubicle, w/c and wash hand basin.

Bedroom 2
10'4" x 11'6" (3.15m x 3.5m)
Double bedroom with built in storage (upgraded by the present owners)

Family Shower Room
5'5" x 7'3" (1.65m x 2.2m)
The bath has been replaced by the current owners with a good size modern shower cubicle, w/c and wash hand basin also having a handy built in storage cupboard.

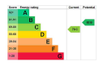
Bedroom 3
8'2" x 14'1" (2.5m x 4.3m)
Double bedroom overlooking the rear of the property and having built in storage.

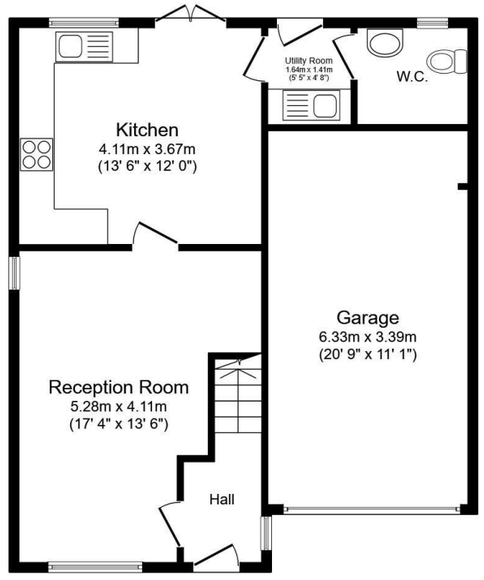
Bedroom 4
8'4" x 9'11" (2.54m x 3.02m)
Good size single bedroom with built in storage.

Outside
To the front of the property is a lawned garden, off street parking for 3 cars and access to the garage. To the rear is a landscaped garden with lawn, plants and shrubs and good size patio area (upgraded by present owners), also benefitting from an outside power point.

Agents notes
The property is double glazed and has LPG gas central heating.
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.

Additional Information
There are various terms and conditions imposed by Gleeson for the site. A full copy of these are available for interested buyers.


For full EPC please contact the branch.



Total floor area 130.8 sq.m. (1,407 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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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.