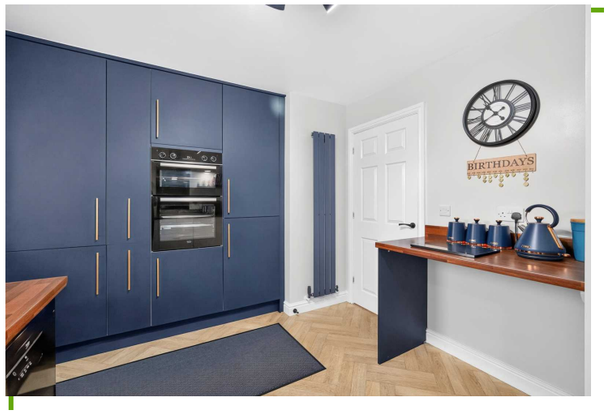
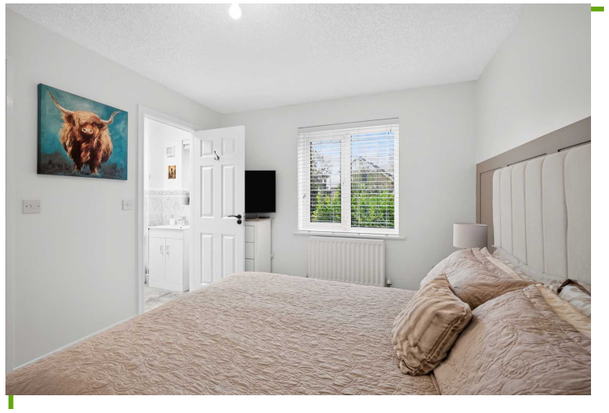
















The Hawthorns, Wigton, Cumbria,
CA7

Asking Price: £330,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

The Hawthorns, Wigton, Cumbria, CA7

Asking Price: £330,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
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

TURN KEY READY. A superb opportunity to acquire a recently modernised, three-bedroom detached bungalow in a sought-after estate, offering spacious accommodation, a good plot and excellent additional parking. Early viewing is highly recommended to fully appreciate what this turn-key property has to offer.

Entrance Porch
Leading into the entrance hallway.

Entrance Hallway
Welcoming you to this turn key ready detached family home. Having two built in storage cupboards and access via pull down ladder to the attic space.

Living/Dining Room
12'3" x 20'2" (3.73m x 6.15m)
Light and airy living/dining room with fantastic media wall, electric wall mounted feature electric fire and plenty of space in the dining area for a six seater dining table.

Kitchen/Breakfast Room
9'10" x 11'11" (3m x 3.63m)
Modern kitchen/breakfast room with a range of fitted units, electric hob, electric double oven, integrated fridge/freezer, larder cupboard and breakfast bar.

Bathroom
6'9" x 7'6" (2.06m x 2.29m)
Modern bathroom with bath, shower over, w/c and vanity wash hand basin.

Bedroom 1
10' x 12' (3.05m x 3.66m)
Good size primary bedroom overlooking the rear garden and having ensuite shower room.

Ensuite Shower Room
3'11" x 4'9" (1.2m x 1.45m)
Ensuite shower room with shower cubicle, w/c and vanity wash hand basin.

Bedroom 2
10'4" x 10'6" (3.15m x 3.2m)
Second good size double bedroom overlooking the rear garden.

Bedroom 3
6'8" x 8'1" (2.03m x 2.46m)
Single bedroom or would be ideal as a office for home workers.

Outside
To the front of the property is garden and drive with access to the garage with parking for 4 cars. To the rear is a good size enclosed, private garden with lawn, established plants and shrubs and two seating areas, to the side is room for a shed and bin storage.

Garage
9'1" x 17'2" (2.77m x 5.23m)
Single garage with electric and houses the boiler.

Agents Notes
The property is double glazed and has gas heating.
There is a annual service charge for the estate for the communal areas of £107.75.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Property @ Cumbria Limited (company number 14872626), registered in England at 31-33 Fisher Street, Carlisle, United Kingdom, CA3 8RF

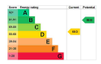
All Measurements
All Measurements are Approximate.

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

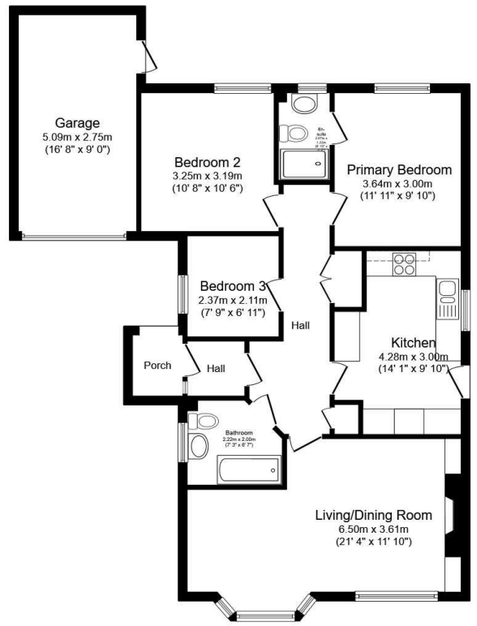
Floorplan Clause

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.

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



For full EPC please contact the branch.



Total floor area 95.7 sq.m. (1,030 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