















Salterwath Close, Oughterside,
Wigton, Cumbria, CA7

Asking Price: £395,000

Tenure: Freehold

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The Property Ombudsman

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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. Modern four-bedroom detached family home in a desirable village location, offering spacious accommodation, driveway parking, garage and a good-sized enclosed garden. An ideal family home with excellent potential for comfortable modern living.

Ground Floor

Entrance Hallway
Light and airy spacious entrance hallway welcoming you to this generous family home.

Living Room
15'9" x 17'10" (4.8m x 5.44m)
Good size living room with plenty of room for a growing family with wood burning stove and over looks the rear garden.

Kitchen/Dining Room
12'7" x 24'1" (3.84m x 7.34m)
Large kitchen/dining room with a modern kitchen having a range of fitted units, movable island, electric hob, electric oven, integrated dishwasher and fridge/freezer. The dining area has plenty of room for an eight seater table and having double doors leading out onto the rear garden this is a fantastic sociable space for friends and family.

Snug/Sitting Room
10'8" x 12'11" (3.25m x 3.94m)
Second reception room which is versatile and could be used as a teenager living room, snug or play room, having double doors leading out onto the rear garden.

Utility Room
7'4" x 11'7" (2.24m x 3.53m)
Good size utility room with additional units, sink and plumbing for a washing machine.

W/C Cloakroom
3' x 4' (0.91m x 1.22m)
Handy ground floor w/c and wash hand basin.

First Floor

Bedroom 1
12'7" x 23'4" (3.84m x 7.1m)
Generous primary bedroom with dual aspect allowing light to flood the room, having built in storage.

Bedroom 2
13' x 19'4" (3.96m x 5.9m)
Second generous bedroom with over stairs storage and ensuite shower room.

Ensuite Shower Room
5'8" x 6'4" (1.73m x 1.93m)
Ensuite shower room with shower cubicle, w/c and vanity unit.

Bedroom 3
10'9" x 15'9" (3.28m x 4.8m)
Double bedroom overlooking the rear garden.

Bedroom 4
10'11" x 13'3" (3.33m x 4.04m)
Forth double bedroom currently being used as an office but could be a lovely reading room or bedroom.

Bathroom
7'1" x 8'8" (2.16m x 2.64m)
Modern bathroom with slipper bath, separate shower cubicle, w/c and vanity unit.

Garage
9'8" x 20'6" (2.95m x 6.25m)
Handy single garage which houses the boiler and has access from the property internally.

Outside
To the front of the property is drive for 3 cars and access to the garage. To the rear is a good size enclosed private garden. The garden has patio area, lawn, summerhouse, established plants and shrubs and being fully enclosed is secure for children and pets. The rear garden is a sun trap so also ideal for entertaining friends and family.

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

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.

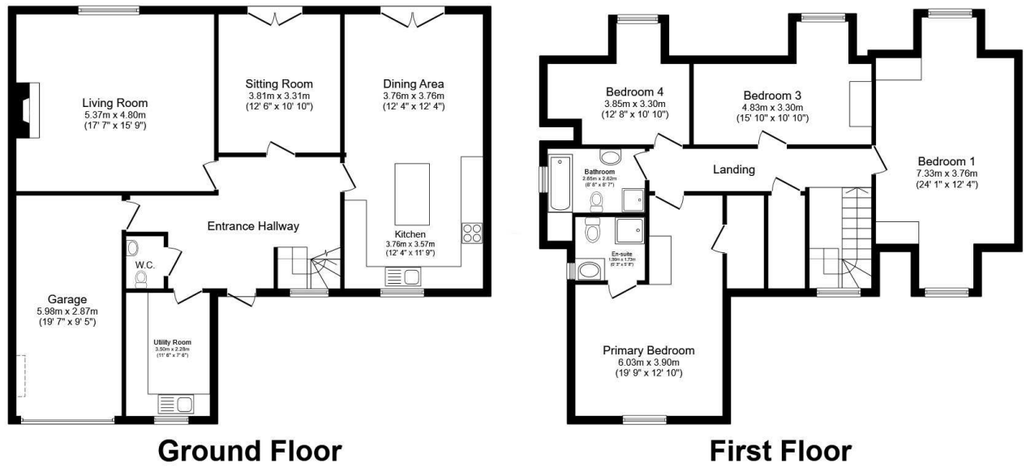
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All Measurements
All Measurements are Approximate.

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

For full EPC please contact the branch.

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



Total floor area 203.5 sq.m. (2,190 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