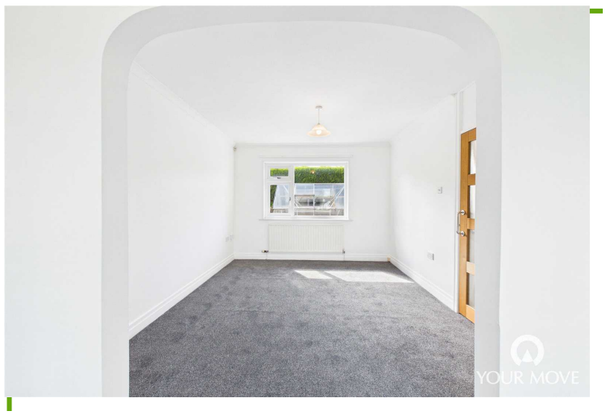


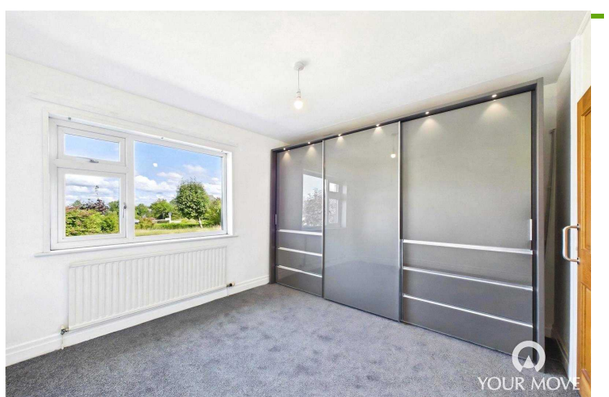














Torcroft, Bothel, Wigton, Cumbria,
CA7

**Asking Price: £280,000**

**Tenure: Freehold**

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The Property Ombudsman

# Torcroft, Bothel, Wigton, Cumbria, CA7

**Asking Price: £280,000 Tenure: Freehold**

Council Tax Band: E
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

NO ONWARD CHAIN. This three bedroom detached bungalow is set within a large plot in the popular village of Bothel. The property briefly comprises, entrance hallway, living room, dining room , kitchen, utility room, three bedrooms and family bathroom. Outside are wrap around gardens, drive and detached garage.

**Entrance Hall**
Spacious entrance hallway with built in storage cupboards.

**Living Room**
14'6" x 18' (4.42m x 5.49m)
This large living room with dual aspect is flooded with natural light and has wood burning stove, archway leads through to dining room.

**Dining Room**
10'6" x 11'8" (3.2m x 3.56m)
Good size dining room leading from the living room with plenty of room for a eight seater dining table.

**Kitchen**
11'4" x 11'7" (3.45m x 3.53m)
Good size kitchen with a range f fitted units, Aga, electric 2 ring hob, electric oven and integrated dishwasher.

**Utility Room**
6'9" x 8'3" (2.06m x 2.51m)
Handy utility room which houses the boiler and leads into the conservatory.

**Conservatory**
7'6" x 10'6" (2.29m x 3.2m)
Good size conservatory over looking the rear garden.

**Bedroom 1**
10'9" x 12' (3.28m x 3.66m)
Double bedroom with built in storage, overlooking the front garden.

**Bedroom 2**
10'6" x 11'7" (3.2m x 3.53m)
Second double bedroom with built in storage over looking the rear garden.

**Bedroom 3**
9'7" x 10'8" (2.92m x 3.25m)
Third good size double bedroom with built in storage and ensuite w/c cloakroom.

**W/C Cloakroom**
Situated off the third bedroom and is the handy w/c and wash hand basin.

**Outside**
The bungalow sits within a wrap around plot with gardens to the front and side with lawn and established plants and shrubs. To the rear is a low maintenance garden and detached garage. There is a drive with parking for 7-8 cars.

**Agents Notes**
The property is double glazed and has oil heating.

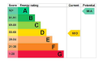
Due to the circumstances of the sale, we have been unable to obtain detailed information about the property. Buyers are advised to make their own enquiries and satisfy themselves, as well as their mortgage lender, regarding all aspects of the property. Please speak to a member of the team for further clarification.

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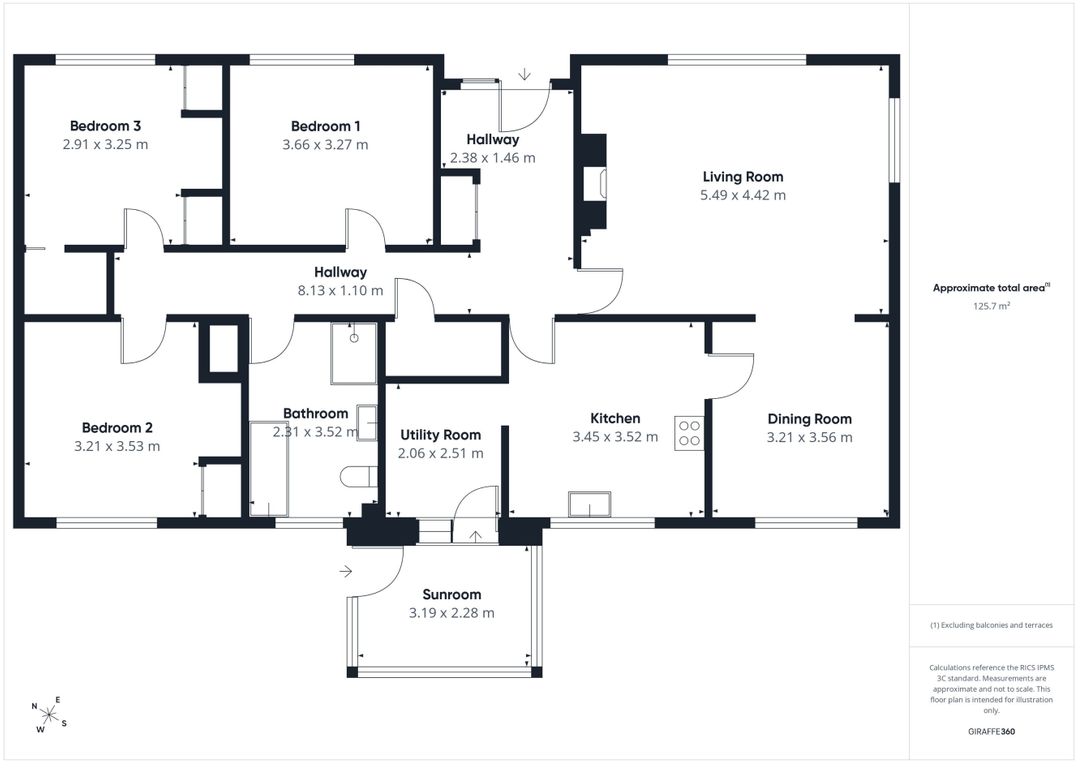
All Measurements
All Measurements are Approximate.

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.



For full EPC please contact the branch.




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.