



Midtown, Kirkbride, Wigton,
Cumbria, CA7

Guide Price: £100,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: E
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

- For Sale by Modern Auction – T & C’s apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- View, Bid & Buy

Ground Floor

Entrance Hall
Welcoming you to this deceptively spacious three bedroom home.

Kitchen
8'3" x 13'9" (2.51m x 4.2m)
Modern kitchen with a range of units, electric hob, electric oven and integrated dishwasher, washing machine and tumble dryer.

Living Room
12'3" x 18'1" (3.73m x 5.5m)
Good size room with dual aspect and having a lovely feature fireplace and wood burning stove.

Office
7'7" x 18'4" (2.3m x 5.6m)
Large office/playroom with understairs storage and houses the oil boiler.

First Floor

Bedroom 1
10'11" x 18'5" (3.33m x 5.61m)
Double bedroom overlooking the front of the property.

Bedroom 2
10'10" x 12'4" (3.3m x 3.76m)
Light and Airy double bedroom.

Bedroom 3
8'5" x 14'8" (2.57m x 4.47m)
Third double bedroom over looking the front of the property.

Bathroom
7' x 9'4" (2.13m x 2.84m)
Modern bathroom with slipper bath, shower over, w/c and wash hand basin.

Outside
To the outside of the property there is a pathway that leads around the side of the property leading to the oil tank and stream behind. The property has views over open countryside.

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.

PLEASE NOTE- A survey report has been carried out on this property and has confirmed recommended works. The report is available for all interested buyers. Please ask a member of our team.
Within the survey it says they did note what appeared to be a below ground fuel storage tanks to be installed in the area of ground to the North of the house. We suspect that these may be redundant fuel storage tanks. The ownership of this area of ground and its previous use should be confirmed by your legal advisers

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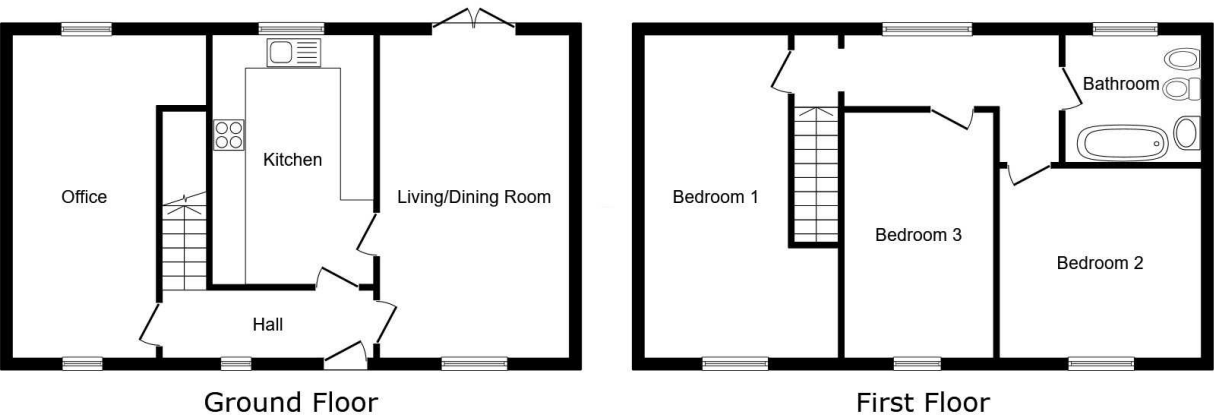
All Measurements
All Measurements are Approximate.

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.



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](https://www.propertybox.io)

