



GRISDALES

PROPERTY SERVICES



Croft House Gilcrux, Wigton, CA7 2QX

£225,000

NEATLY POSITIONED AND TUCKED AWAY IN GILCRUX this is a charming three bedroomed semi-detached home in need of some love and attention but it absolutely has the makings of a super home and if it's a GARDEN and VIEWS you're after this just has to be the home for you. The sunsets are amazing! Offering bags of potential, space, character and charm it has two reception rooms, a large kitchen and shower room downstairs and three double bedrooms upstairs. There's off road parking for two cars at the front and a fabulous large garden to the rear - perfect for children or make the most of the space and grow your own fruit and veg and there's space for chickens too!

Gilcrux is a delightful village with a great community spirit, all of which is centered around the pub and village hall.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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THINGS YOU NEED TO KNOW

UPVC double glazing

Solid fuel central heating served by the stove in the lounge.

ENTRANCE

The property is accessed via a UPVC door with a frosted glazing panel. Leads into:

INNER HALLWAY

With wood effect laminate floor. Stairs to first floor. Pine skirting boards. Under stairs alcove. Door leading into:

LOUNGE

16'9" x 13'5" (5.12 x 4.09)



Wood effect vinyl floor covering. Aspect to the front. Large wood burning stove (fires the central heating) set within fireplace alcove on slate hearth. Pine skirting boards. Ceiling mounted clothes air. Doors giving access to cupboard.

KITCHEN

17'7" x 8'9" (5.37 x 2.68)



Fitted with a range of base and wall units in cream with wooden trims and matching laminate work top, with beige ceramic tile splashback. Includes stainless steel sink with double draining board, space for cooker and plumbing for washing machine. Wall mounted shelving. Large window overlooking the garden to the rear. UPVC door to the rear.

SECOND RECEPTION ROOM

13'5" x 10'8" (4.10 x 3.26)



Window overlooking the front. Recessed area. Door leading back into the hallway.

SHOWER ROOM

10'5" x 4'11" (3.20 x 1.51)



Recently fitted with pedestal wash basin with chrome mixer tap, shower with chrome frame and sliding door, electric shower and attachments and low-level WC. Fitted around sanitary fittings with grey waterproof panelling. Frosted window to the rear. Modern dimplex heater/tower rail. Tile effect vinyl floor covering.

STAIRS AND LANDING

Painted wooden staircase with bannister rail leads to first floor landing. With attractive arched window at the top. Giving access to three bedrooms. Recessed area with shelf and hanging space. Telephone point.

BEDROOM 1

14'2" x 11'5" (4.34 x 3.49)



Double bedroom with large window to the front.

BEDROOM 2

10'4" x 10'7" (3.16 x 3.24)



Double room with an aspect to the front. Wood effect vinyl floor covering. Cupboard with shelving and housing water cylinder tank.

BEDROOM 3

11'7" x 14'3" (3.55 x 4.36)



Spacious double bedroom with painted wooden floor. Large window overlooking the front. Telephone point.

PARKING



Off-road parking for 2 cars on the drive to the front.

FRONT GARDEN



Along the front of the property is a pathway way with borders and shilled areas etcetera. A path leads round the side.

REAR GARDEN



There is a large garden to the back access with paving, lawns, greenhouse, large shed and garden pond. There is a fabulous selection of shrubs, mature trees etc.

DIRECTIONS

From Cockermouth take the A594 towards Maryport taking the right hand turn signposted for Tallentire. Continue through Tallentire and take the right hand turn where signposted for Gilcrux. Enter the village and proceed past the pub (on the right). Just before the junction to Oughterside, take the shared driveway AFTER Low Green Farm signed Barn Croft and the property is at the bottom on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries.

The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving

home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

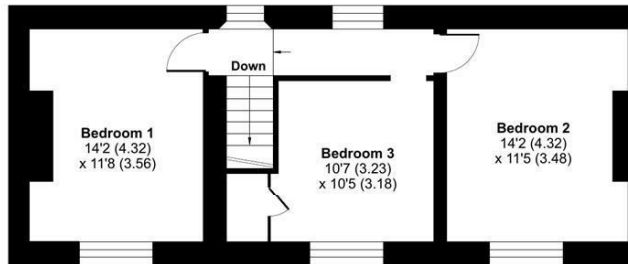
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

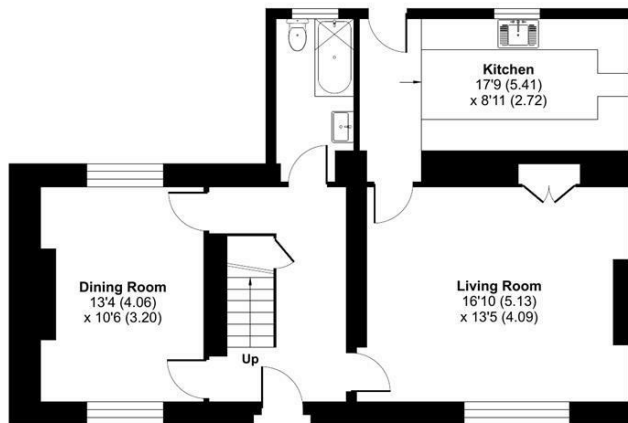
Croft House, Gilcrux, Wigton, CA7

Approximate Area = 1302 sq ft / 121 sq m

For identification only - Not to scale



FIRST FLOOR

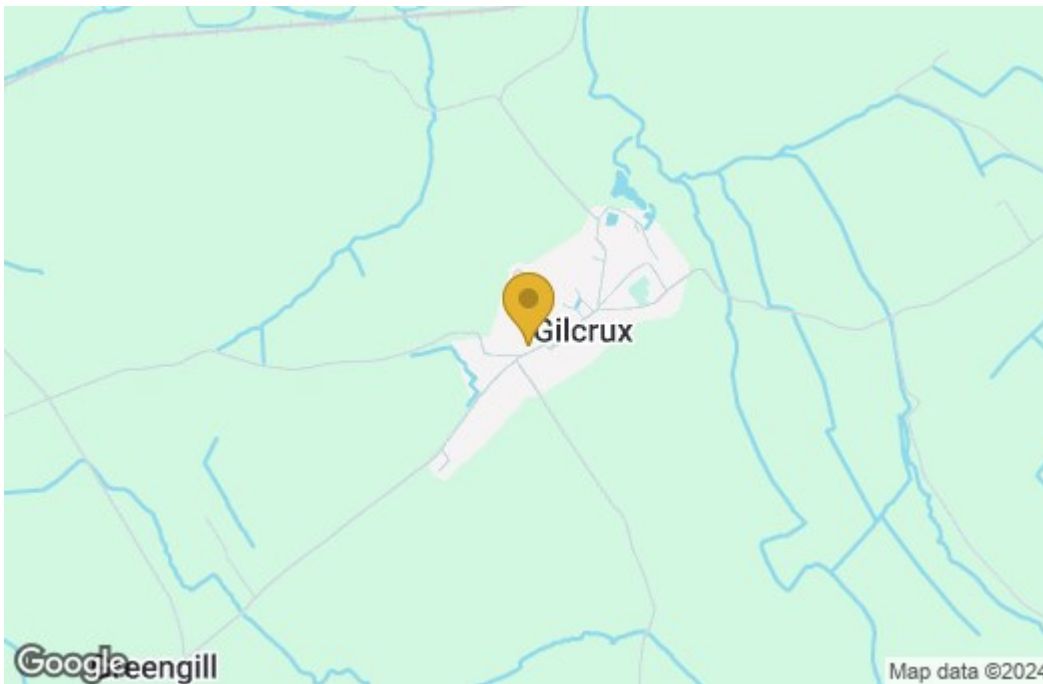


GROUND FLOOR

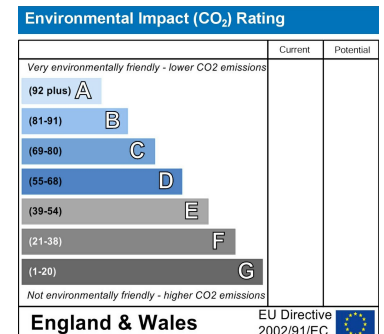
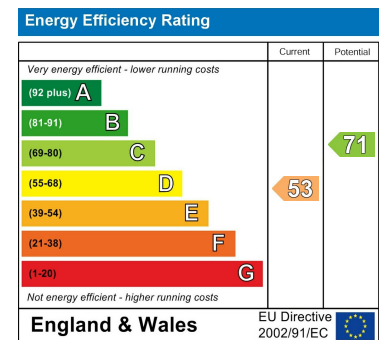


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1174685.

Area Map



Energy Efficiency Graph



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