



GRISDALES

PROPERTY SERVICES



4 Brookside Cottages, Westnewton, Wigton, CA7 3PA

£119,500

This idyllic little cottage is located in the heart of Westnewton, a small village with good access to Aspatria and the coast - perfect for beach walks! A small footbridge at the front leads over a brook and gives access to a pretty cottage style garden at the front and the path leads to the rear where there is a hard standing area, perfect for flower pots!

Inside you'll find charming accommodation, in need of some TLC, but with bags of potential to create the cottage of your dreams. It really is perfectly located with bags of potential and offers a lounge, kitchen and utility room downstairs with two double bedrooms and a bathroom upstairs.

Come and have a look!

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

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas heating (the boiler is about 2 years old)

Double glazing

ENTRANCE

Accessed via a uPVC door directly into:

SITTING ROOM

14'3" x 13'6" (4.36 x 4.13)



With laminate floor, pine skirting boards and doors, wall mounted gas fire and understairs cupboard with shelving.

KITCHEN

11'4" x 8'11" (3.47 x 2.73)



Fitted with a range of base and wall units in white with grey laminate worktop over with ceramic tiled splashback and includes stainless steel sink, integrated electric oven with 4-ring gas hob over and extractor fan, space for undercounter fridge. Large window overlooking the rear, tiled floor and ample space for a dining table.

UTILITY ROOM

9'2" x 7'6" (2.81 x 2.30)



Fitted with a base unit with laminate worktop and stainless steel sink, plumbing for washing machine, tiled floor, window to rear, wall mounted cupboard and uPVC door to the rear. Door leading into:

INNER LOBBY

Small inner lobby with stairs to the first floor.

BEDROOM ONE

12'7" x 11'1" (3.86 x 3.40)



Spacious double bedroom to the front and with cupboard housing gas central heating boiler and shelving.

BEDROOM TWO

11'8" x 9'1" (3.56 x 2.79)



Double room to the rear.

BATHROOM

7'6" x 5'5" (2.30 x 1.67)



Fitted with cast iron bath with tap connected shower, white pedestal wash basin and low level WC. Fitted around sanitary fittings with pale blue ceramic tiles, frosted window to the rear and vinyl floor covering.

EXTERNALLY - REAR



There is a paved area to the rear of the property. There is no access for parking.

EXTERNALLY - FRONT



From the road a small footbridge leads over a brook and gives access to a gravelled path which leads to the front door.

There is a garden at the front with well established shrub and floral borders.

There is a right of way over the bridge and front path in favour of the adjoining cottages.

ASPECT

From the rear of the property is a pleasant aspect over the field. The front of the property overlooks the centre of the village.

DIRECTIONS



The property can be found in the centre of Westnewton next to the village hall.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

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.

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

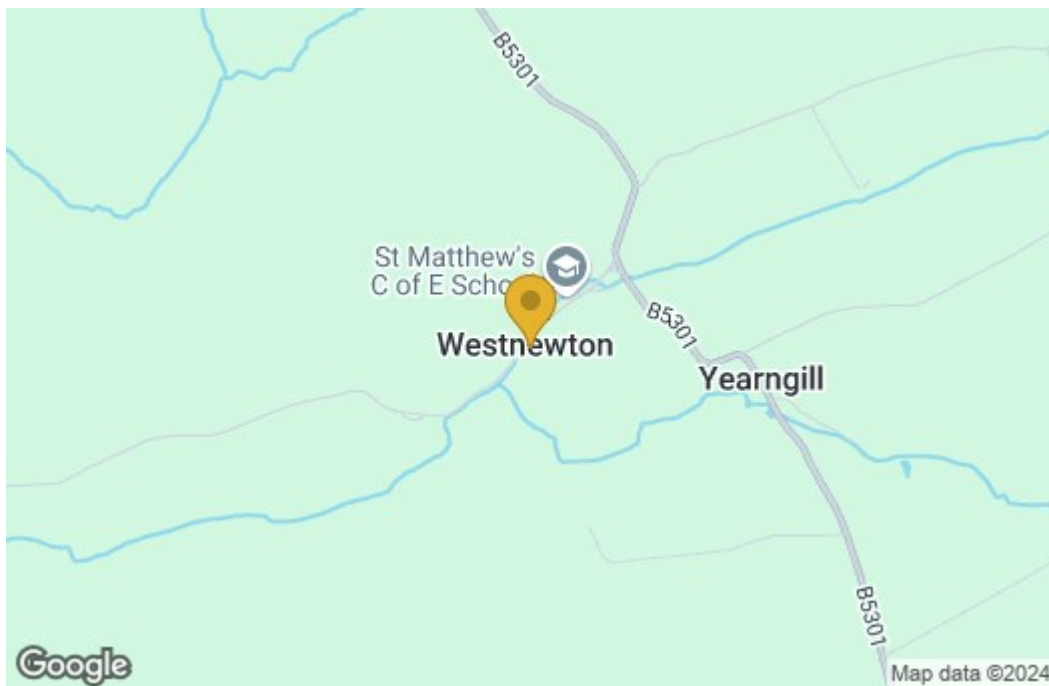
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

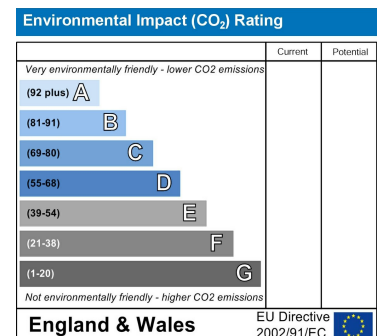
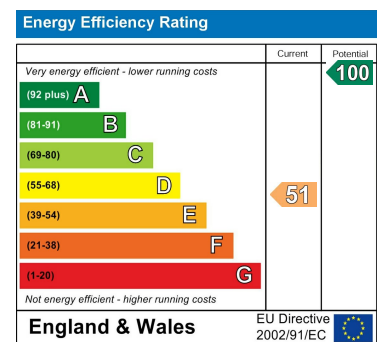
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.