



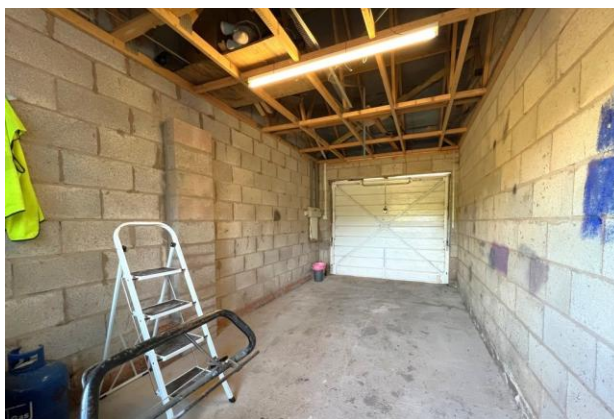
**Hayward  
Tod**

**2 bedroom Detached | Monks Dyke | Kirkbride | Wigton | CA7 5JH**

**Guide Price £175,000**







A modern detached two bed bungalow requiring a little TLC benefiting from a private west facing rear garden and favourable location within a good village with amenities. Pleasant approach via low stone wall and gates onto the driveway. Sitting room with patio door to rear garden. Kitchen and bathroom. Good size single garage and open aspect over a field at the rear.

#### ACCOMMODATION SUMMARY

Hall | Sitting room LP gas fire | Kitchen | Front double bedroom one | Rear bedroom two | Bathroom | Front and rear gardens | Garage | Double glazing | No central heating | Mains drainage | Council Tax Band - B | EPC rating - pending | Freehold

#### APPROXIMATE MILEAGES

Village shop 0.1 (3 minute walk) | Solway Coast AONB - Bowness on Solway 4.3 | Wigton 5.9 | Allonby Beach 17.5 | Central Carlisle - West Coast Mainline Station 12 | Lake District National Park - Caldbeck 13.7, Keswick 26.7 | Newcastle International Airport 67

#### WHY KIRKBRIDE?

Accessible rural village west of Carlisle handy for Wigton, the Solway Coast, Lake District and West Cumbria. The village has St. Bride's Church, which dates back to the 12th century along with a shop/PO, pub and primary school. Coastal and rural walks on the doorstep.

#### Ground Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.3 sq. feet)

#### Contact

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#### Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.