



## Sunny View

Bolton Low Houses, Wigton, CA7 8PA

Guide Price £190,000



- Well Presented Semi-Detached House
- Spacious Living Room with Multi-Fuel Stove
- Three Bedrooms
- Rear Garden with Field Views
- Off-Road Parking for Two Vehicles
- Popular Village Location
- Beautiful Dining Kitchen with Bi-Folding Doors
- Upstairs Family Bathroom
- Outbuilding with Power, Lighting & Plumbing for a Washing Machine
- EPC - E

# Sunny View

Bolton Low Houses, Wigton, CA7 8PA

Guide Price £190,000



This fantastic semi-detached home will be appealing to a variety of purchasers and is simply ready for you to move straight in and enjoy. The property offers a convenient layout including a spacious living room with multi-fuel stove, gorgeous dining kitchen with bi-folding doors out to the rear garden plus three bedrooms and bathroom. Stepping outside you get a true feel of the semi-rural location as the quaint rear garden enjoys a picturesque open field outlook. A viewing is imperative to appreciate this excellent home, contact Hunters today!

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and dining kitchen to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there is off-road parking to the front and a rear garden with outbuilding. EPC - E and Council Tax Band - B.

Bolton Low Houses is a peaceful and tranquil Cumbrian village, set within a semi-rural location. Amenities within the village include a pre-school and primary school for the little ones and also a public house for the grown ups. The A595 provides direct access through to both Carlisle & Cockerthorpe which include an extensive range of amenities. For further every-day living essentials, the nearby market towns of Wigton and Aspatria are within easy travelling distance and include secondary schools and supermarkets. For those who love the great outdoors, the Lake District National Park is accessible within half an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

## ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

## LIVING ROOM

Double glazed window to the front aspect, radiator and a multi-fuel stove set within the chimneybreast with stone hearth and timber mantle over.

## DINING KITCHEN

Fitted kitchen comprising of base and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, integrated dishwasher, one bowl sink with mixer tap, designer vertical radiator, ample space for dining furniture, under-stairs cupboard and bi-folding doors to the rear garden.

## LANDING

Stairs up from the ground floor with glass balustrades, internal doors to three bedrooms and bathroom, loft access point and a double glazed window to the side aspect. Loft including the LPG gas boiler.

## BEDROOM ONE

Double glazed window to the rear aspect, radiator and fitted wardrobes with sliding doors.

## BEDROOM TWO

Double glazed window to the front aspect, radiator and small built-in cupboards.

## BEDROOM THREE

Double glazed window to the front aspect and radiator.

## BATHROOM

Three piece suite comprising a WC, wash hand basin and bath with electric shower over. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and an obscured double glazed window.

## EXTERNAL

To the front of the property is off-road parking for two vehicles, with an access pathway to the side

elevation towards the rear garden and outbuilding. LPG tanks to the side elevation. The rear garden benefits a small gravelled area directly outside the dining kitchen bi-folding doors, with a generous lawned garden enjoying an open field outlook.

## OUTBUILDING

Power, lighting and space and plumbing for a washing machine internally.

## WHAT3WORDS

For the location of this property please visit the [What3Words App](#) and enter - [online.dream.earpiece](https://www.what3words.com/online.dream.earpiece)

# Floorplan

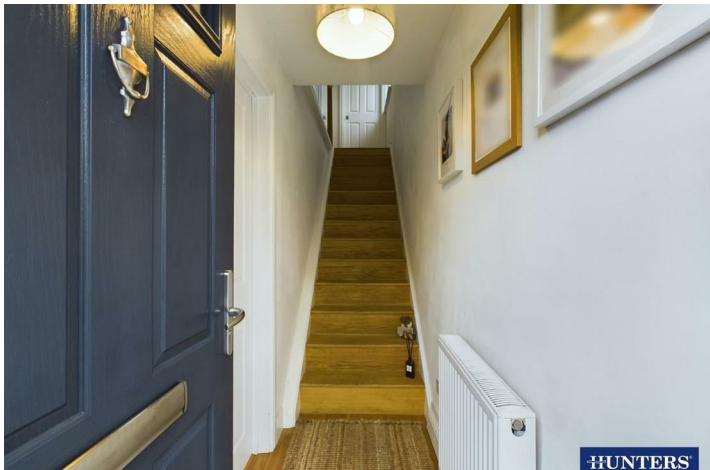




HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



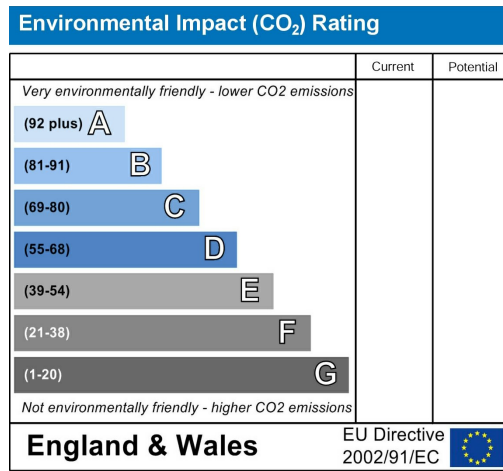
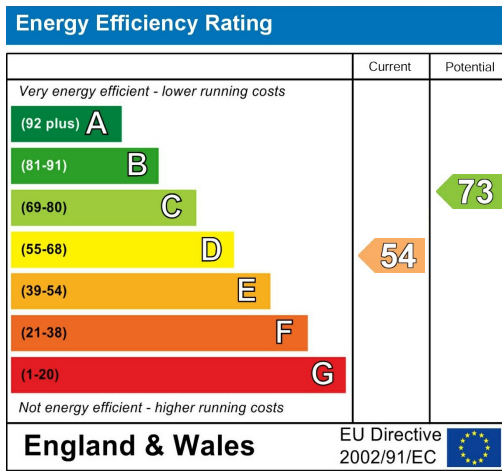
HUNTERS



HUNTERS



### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

