



## Garth Ain

Waverton, Wigton, CA7 0BQ

Guide Price £159,950



- No Onward Chain
- Semi-Rural Location
- Kitchen with Adjoining Utility Room
- First Floor Bathroom with Separate WC
- Oil Central Heating & Double Glazing

- Semi-Detached House
- Three Reception Rooms including a Sunroom
- Three Bedrooms
- Gardens to the Front & Rear
- EPC - E

# Garth Ain

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Being sold with no onward chain is this three bedroom semi-detached family home with large outbuilding, located within a semi-rural location on the outskirts of Waverton. Ready for the new owner to move in and add their personal touch, the property boasts three reception rooms, kitchen with adjoining utility room, three bedrooms and upstairs bathroom with separate WC. Externally, there are gardens to the front and rear enjoying field views, with the possibility of adding off-road parking to the front, subject to relevant planning permission. An ideal purchase for first time buyers and families of all sizes. Contact Hunters to arrange your viewing today!

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, sunroom, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms, bathroom and WC to the first floor. Externally there are gardens to the front and rear plus an outbuilding. EPC - E and Council Tax Band - B.

Waverton is a tranquil Cumbrian village, set within a semi-rural location to the West of Wigton on the A596 which provides direct access through towards Maryport and West Cumbria. Within Waverton itself, you have a garage with store and for further every-day living essentials, the nearby market towns of Wigton and Aspatria are within easy travelling distance and include 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.

## HALLWAY

Entrance door from the front, internal door to the living room and dining room, radiator, stairs to the first floor and a under-stairs cupboard with an obscured double glazed window internally.

## LIVING ROOM

14'9" x 11'11" (4.50m x 3.63m)

Double glazed window to the front aspect, radiator, electric fire with surround and an internal door to the kitchen.

## DINING ROOM

10'10" x 8'3" (3.30m x 2.51m)

Double glazed bay window to the front aspect and radiator.

## KITCHEN

17'0" x 7'10" (5.18m x 2.39m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor fan, space and plumbing for a slimline dishwasher, space for a fridge freezer, one bowl stainless steel sink, radiator, internal doors to the utility room and sunroom and two double glazed windows to the rear aspect.

## SUNROOM

13'1" x 7'6" (3.99m x 2.29m)

Electric radiator, three double glazed windows to the rear aspect and an external door to the rear garden.

## UTILITY ROOM

Space and plumbing for a washing machine, freestanding oil boiler, internal obscured double glazed window and an internal door to the WC/cloakroom.

## WC/CLOAKROOM

5'10" x 2'7" (1.78m x 0.79m)

WC, wash hand basin and an extractor fan. Limited head height internally.

## LANDING

Stairs up from the ground floor, internal doors to three bedrooms, bathroom and WC, loft access point and a double glazed window to the side aspect.

## BEDROOM ONE

14'9" x 11'11" (4.50m x 3.63m)

Double glazed window to the front aspect, radiator and a built-in cupboard. Measurements to the maximum points.

## BEDROOM TWO

11'9" x 10'10" (3.58m x 3.30m)

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BATHROOM

7'11" x 4'10" (2.41m x 1.47m)

Two piece suite comprising a vanity wash hand basin and a bath with electric shower over. Part-tiled walls, radiator and an obscured double glazed window.

## WC

4'11" x 2'7" (1.50m x 0.79m)

WC, part-tiled walls and an obscured double glazed window.

## EXTERNAL

To the front of the property is a lawned garden with borders, which could be adapted to create an area of off-road parking, subject to planning permission. The front kerb has already been lowered. A pedestrian access gate with pathway from the front pavement towards the side access door and the rear garden beyond. The rear garden is low-maintenance with a large concrete hardstanding area and gravelled area. Access door into the rear outbuilding.

## OUTBUILDING

23'0" x 10'11" (7.01m x 3.33m)

A storage area of 23 square meters benefitting power and lighting internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - retiring.loaded.dissolves

## PLEASE NOTE

The outbuilding currently has an opening to an area not included within the property title which will require to be blocked off, along with a redundant garage door.

Floorplan





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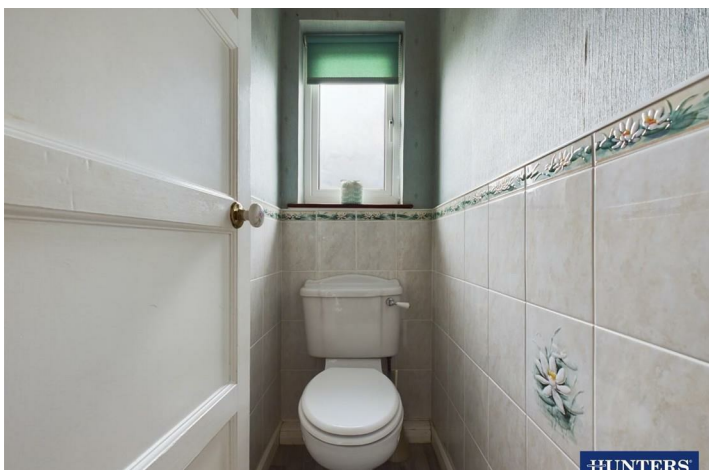
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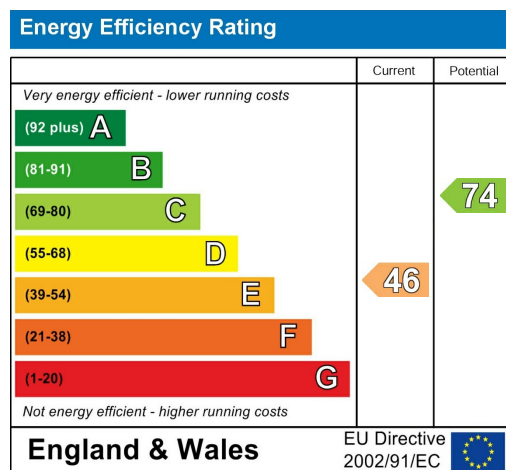
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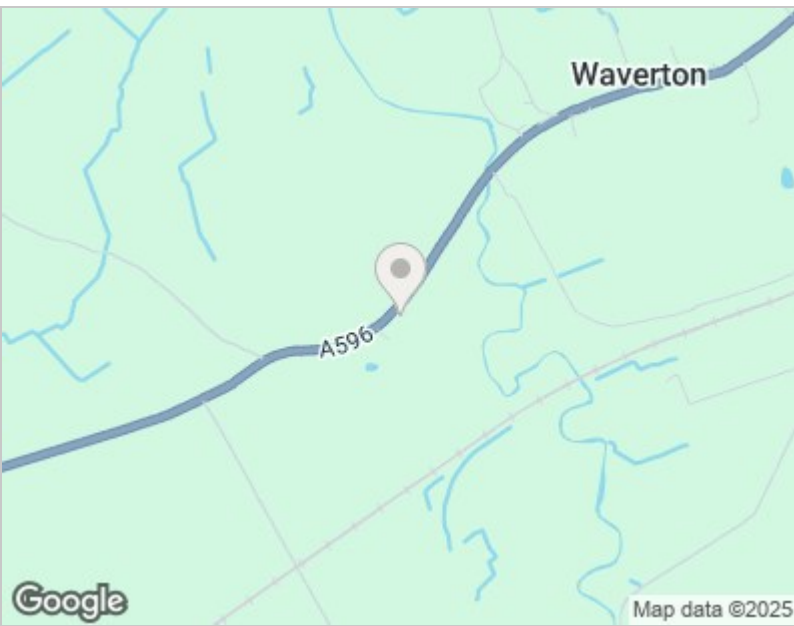
## Energy Efficiency Graph



## Viewing

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

Road Map



Hybrid Map





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.

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