



HUNTERS®
HERE TO GET *you* THERE

Hayton, Aspatria, Wigton, CA7 2PD

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Offers In Region Of: £99,500

Beautifully situated in the desirable hamlet of Hayton, 'Church View' provides a wonderful opportunity for buyer looking to have rural setting whilst having access to near by Wigton, Carlisle and Maryport.

The cottage is deceptively spacious boasting Entrance Porch, Living/Dining Room, Wetroom, Kitchen, Master Bedroom and Shower Room to the first floor. The property is benefiting from LPG central heating, double glazing and well established rear garden.

A viewing is imperative to fully appreciate this lovely cottage and the location.

To Follow

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE PORCH

Approached through double glazed door with single glazed window.

LIVING ROOM/DINING ROOM

4.01m (13' 2") x 3.89m (12' 9")

Front facing reception room with window to the front elevation, period style feature fire place and radiator.

WETROOM

2.39m (7' 10") x 1.93m (6' 4")

With electric shower, sink unit window and radiator.

KITCHEN

Incorporating a range of fitted base units and complimentary worksurface over, 4 ring gas hob with oven below, sink unit , plumbing for a washing machine, central heating boiler, window and radiator. Double glazed door into the rear garden.

LANDING

With radiator and walk in storage area with roof window.

MASTER BEDROOM

3.43m (11' 3") x 2.95m (9' 8")

Front facing bedroom with window to the front elevation, roof window and radiator.

SHOWER ROOM

2.39m (7' 10") x 2.18m (7' 2")

Incorporating electric shower cubicle, pedestal wash hand basin, Wc, window and radiator.

GARDEN

To the rear of the property is a walled well established garden with summer house/potting shed. To the front of the property is an allocated garden area.

PLEASE NOTE

We would like to advice prospective buyers Croft Cottage has a Right of Way to walk around the side of the property. The vendor is currently in the process of having the boundary to the front of Church View extended, this is in the hand of her solicitor and the land registry.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01228 584249

OPENING HOURS:

Mon, Tues, Thurs & Fri: 9am - 5pm Wed: 9:30am - 5pm

Sat: 9am - 4pm

Sun: Customer Service Team 10am - 4pm

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.

DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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