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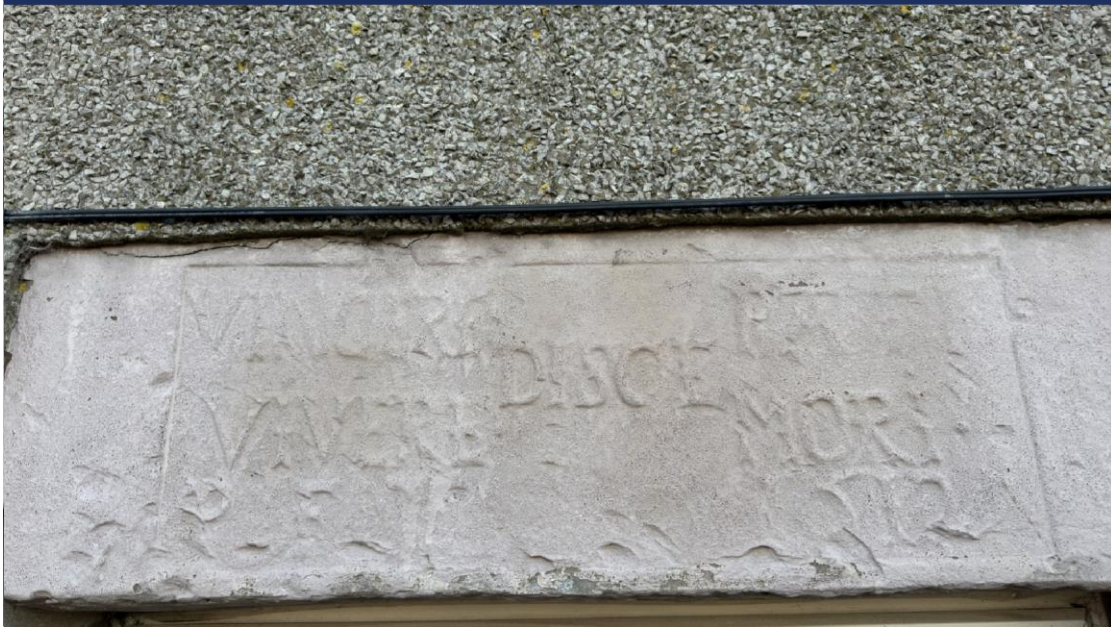
Bedrooms



1

Bathroom







## PROPERTY DESCRIPTION

No. 3 Abbey Road is an exciting opportunity to develop a lovely 3 bed family home in the heart of the popular village of Abbeytown.

The property is approx. 970 ft<sup>2</sup> (90m<sup>2</sup>) and briefly comprises a hallway, large reception room, dining room and a smaller, second, reception room with an external door. A bathroom and kitchen, with access to the outside space, can also be found on the ground floor.

The first-floor comprises of two large bedrooms, a smaller third bedroom and a WC.

To the rear of the property, you will find a lawned garden with mature trees and well-established shrubs.

Located in the popular village of Abbeytown, No. 3 Abbey Road offers potential purchasers rural living with the benefit of excellent transport links to the city of Carlisle and popular town of Silloth. The village itself benefits from an OFSTED rated 'Good' primary school, busy village shop and pub, all within walking distance of the property.

No. 3 Abbey Road is offered to the market with **no onward chain**.

*Please note that this is cash only sale.*

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:

*Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth,  
Cumbria, CA13 0QQ*

Tel: 01900 822016

Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## SERVICES

The property benefits from oil central heating, as well as, mains electricity, water and drainage.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## COUNCIL TAX

Band B

## LOCATION



slower.roadshow.taps



Score	Energy rating	Current	Potential
92+	A	39 E	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

