



13 Meadow Bank, Oughterside, Wigton, CA7 2LZ

Guide Price £169,950

PFK

13 Meadow Bank

The Property:

Nestled within the charming rural village of Oughterside, this immaculately presented three bed mid-terraced house offers a fantastic blend of comfort and style, the perfect home for first time buyers or a young family who simply want to move in and live.

The accommodation is light, airy and generously proportioned throughout, comprising; dual aspect lounge with multifuel stove and sliding doors to the garden, spacious breakfast kitchen with integral appliances, two large double bedrooms with Lake District fell views, a well sized single, and luxurious four piece bathroom with walk in shower.

Externally there is offroad parking for three cars on the tarmac drive to the front, and to the rear a private garden with patio, seating area, substantial lawn and wooden shed.

Being sold with no onward chain and ticking so many boxes for first time buyers, small families or even downsizers, you won't want to miss out on this fantastic home!





13 Meadow Bank

Location & directions:

Meadow Bank enjoys a quiet, rural setting in the small village of Oughterside, yet is conveniently located for access to excellent local amenities. Close by is a primary school, and bus route to Carlisle and Whitehaven. The town of Aspatria, two miles away, offers local rail links to Carlisle and west Cumbria with connections to the main line. Oughterside is only a short, approx. 12 minute, drive to the lovely market town of Cockermouth and lies within easy commuting distance of the west coast employment centres, the edge of the western Lake District National Park and to the Solway Firth coast.

Directions

From Prospect take the first turn towards Oughterside, after approximately 200 yards the turning for Meadow Bank can be found on the right hand side and the property is on the right.



- Three bed mid terrace
- Popular rural village
- Immaculate condition throughout
- Dining kitchen & 4 piece bathroom
- No onward chain
- Council Tax: Band A
- Tenure: Freehold
- EPC rating D

ACCOMMODATION

Entrance Hall

Accessed via composite door with double glazed inserts, oak internal doors to both rooms, stairs to first floor landing, tiled floor.

Lounge

10' 10" x 17' 7" (3.31m x 5.36m)

Light and airy dual aspect room with sliding doors to rear garden, spotlighting, multifuel stove installed in 2022 and serviced regularly, point for wall mounted TV, laminate flooring.

Dining Kitchen

17' 9" x 8' 11" (5.41m x 2.72m)

Dual aspect room with UPVC door to rear garden. Range of base and wall units in a contemporary grey finish with complementary butcher block style countertop, breakfast bar dining for four people, point for electric range with extractor fan over, tiled splashbacks, integral dishwasher, integral washer, two built in storage cupboards.

FIRST FLOOR

Bedroom 1

11' 10" x 11' 3" (3.60m x 3.44m)

Light and airy front aspect double bedroom, with views towards the Lake District and built in storage cupboard.

Bedroom 2

10' 11" x 11' 10" (3.33m x 3.61m)

Front aspect light and airy double bedroom with built in storage cupboard and views towards the Lake District fells.

Bedroom 3

7' 10" x 8' 0" (2.40m x 2.45m)

Rear aspect large single bedroom with built in storage cupboard.





Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)

Rear aspect four piece bathroom comprising walk in shower, WC, wash hand basin with built in storage unit and bath. Tiled floor and splashbacks, vertical heated towel rail.

EXTERNALLY

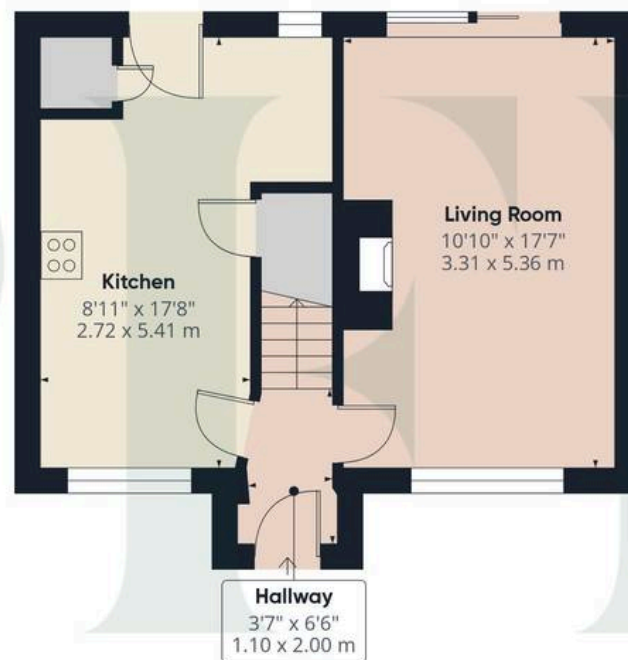
Rear Garden

To the rear of the property is an enclosed private garden with patio area, seating, lawn and composite storage shed.

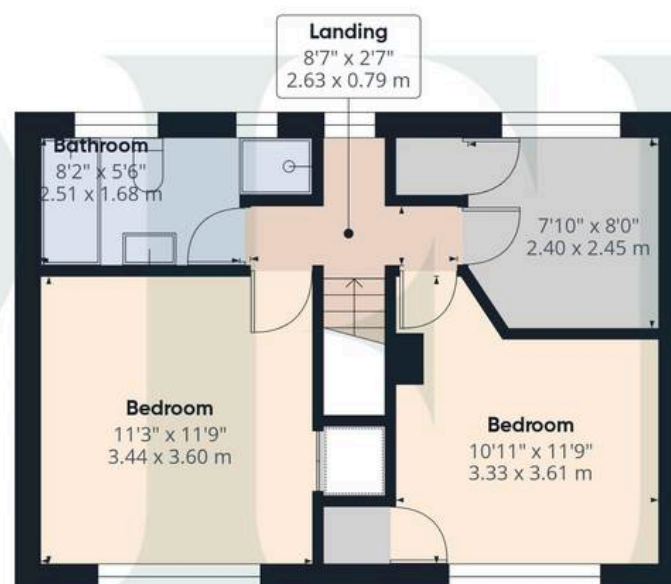
DRIVEWAY

3 Parking Spaces





Floor 0



Floor 1

Approximate total area⁽¹⁾

810 ft²

75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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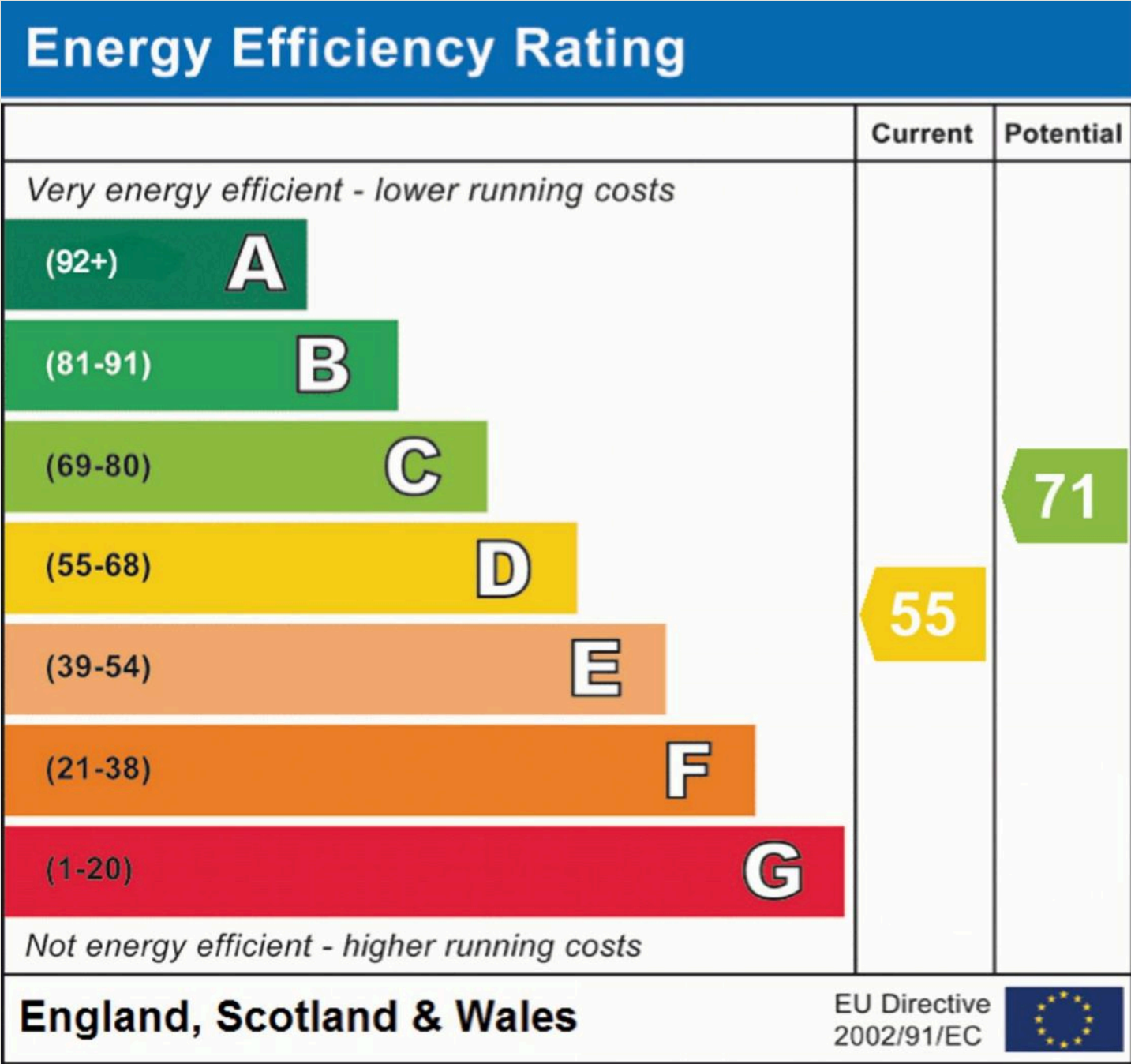
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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