



## Inglewood

Waverton, Wigton, CA7 0AL

Guide Price £65,000

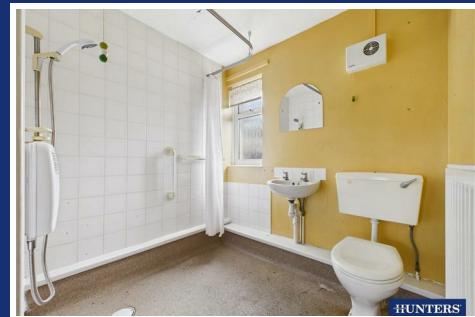


- No Onward Chain
- Spacious Living Room
- Two Bedrooms
- Generous Storage Internally
- Air-Source Central Heating & Double Glazing
- End-Terrace Bungalow
- Modern Kitchen with Adjoining Utility Room
- Wet-Room Style Shower Room
- Enclosed Rear Garden & Communal Parking
- EPC - D

# Inglewood

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**NO CHAIN** – This two-bedroom end-terrace bungalow offers fantastic potential for new owners to add their personal touches and make it their own. While the property may require some cosmetic updating and new floorcoverings, the kitchen and adjoining utility room are both modern, complemented by a wet-room style shower room, a spacious living room, two bedrooms, and the convenience of double glazing and an air-source heat pump central heating system. Externally, the property features low-maintenance gardens to the front and rear, along with ample shared parking to the front. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Central Heating via Air-Source Heat Pump and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

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, convenience store for the every-day essentials and a thriving community village hall offering a variety of activities. 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.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, two bedrooms and shower room, two built-in cupboards, walk-in cupboard with water tank and lighting internally, loft-access point, and a radiator.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with electric fire, and an internal door to the living room.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. One bowl stainless steel sink, radiator, extractor fan, space and plumbing for a washing machine, internal door to the utility room, and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted wall units with worksurfaces and tiled splashbacks. Space for an under-counter fridge/freezer, electricity consumer unit, and an external door to the rear garden.

### BEDROOM ONE

Double glazed window to the rear aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

### SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash basin, and a wet-room style shower enclosure with electric shower unit. Radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

#### Front Garden & Parking:

To the front of the property is a low-maintenance garden with borders and mature shrubs and bushes. Additionally, a communal car park is

located to the front, providing ample off-road parking for residents.

#### Rear Garden:

To the rear of the property is an enclosed garden, benefitting from paved areas, gravelled borders, an external cold water tap, and an access gate leading to the shared rear lane.

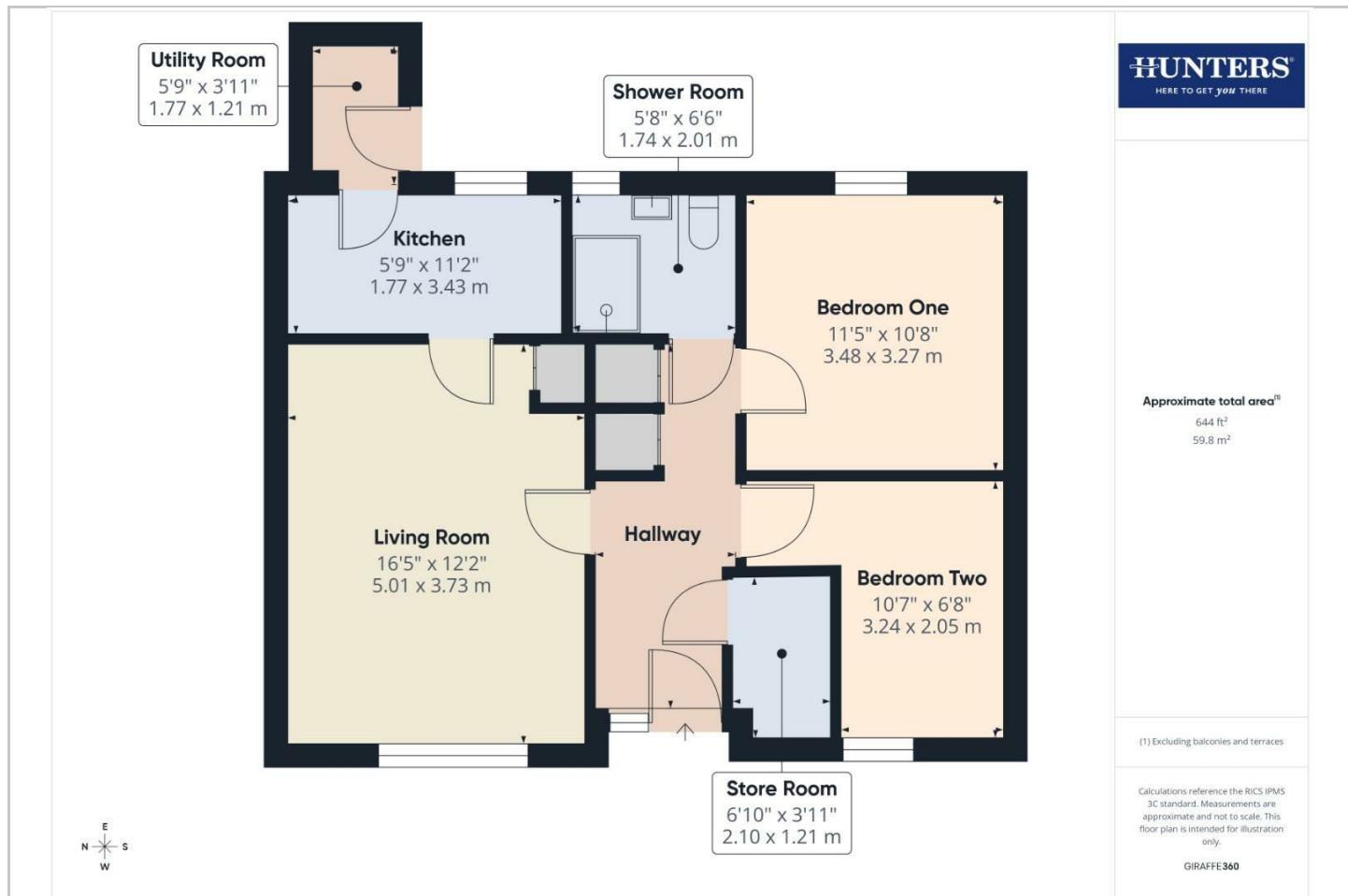
### WHAT3WORDS:

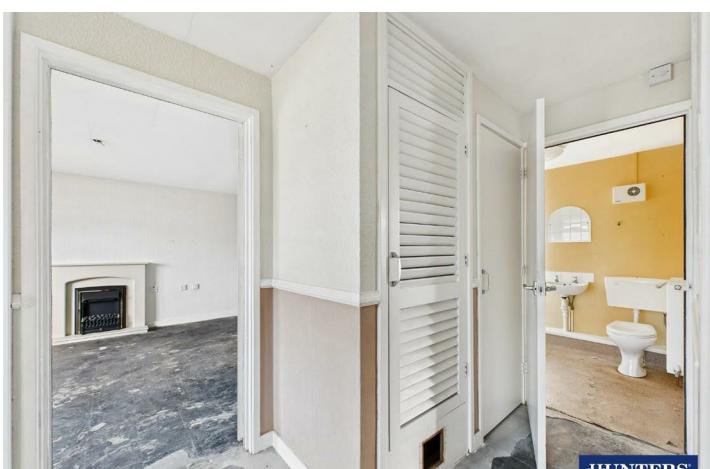
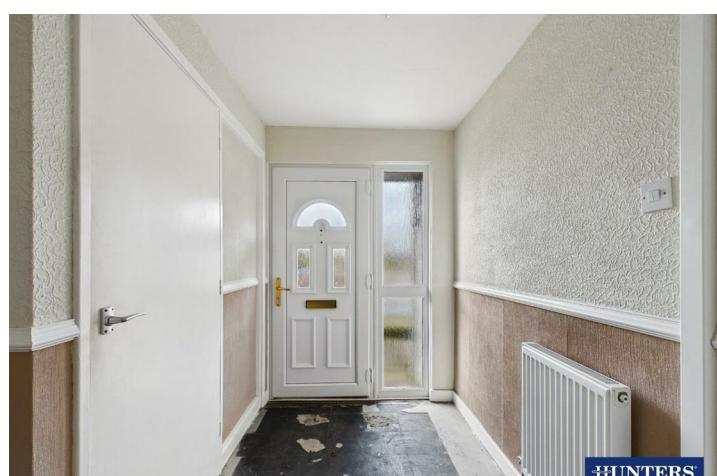
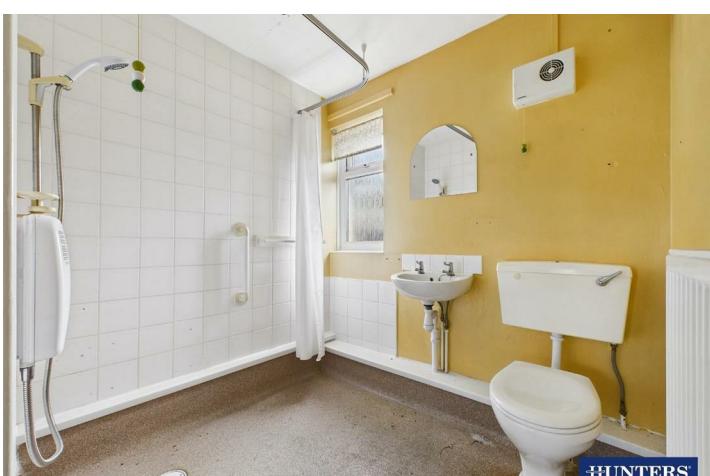
For the location of this property, please visit the What3Words App and enter - decks.amps.strut

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan





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## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	63		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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



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.

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