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The Acre

Newton Arlosh, Wigton, CA7 5EX

Guide Price £175,000

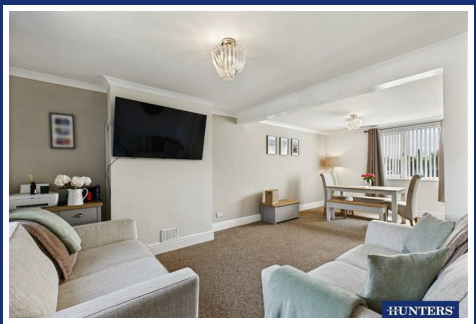
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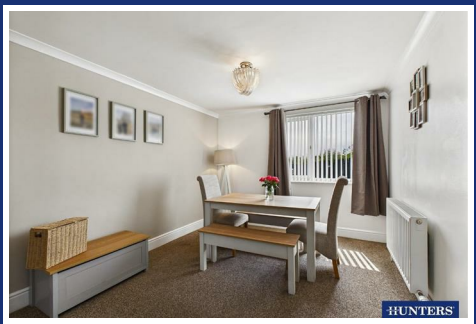
- Subject to Section 157 of the Housing Act 1985
- Turn-Key Condition, Ready to Move Straight In
- Modern Kitchen with Adjoining Utility Room
- Family Bathroom with Bath & Shower
- Off-Street Parking
- Semi-Detached House
- Open-Plan Living/Dining Room
- Three Good-Sized Bedrooms
- Rear Garden with Summerhouse
- EPC - E

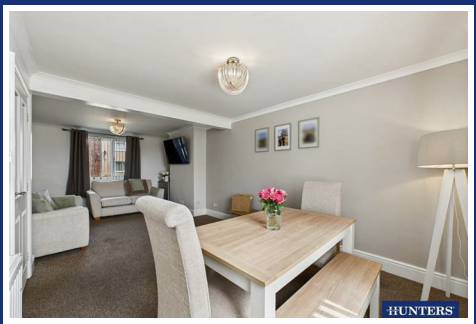
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Offered to the market in a turn-key condition, this modern three bedroom semi detached house is peacefully situated within the heart of Newton Arlosh and presents an ideal opportunity for first time buyers, young families and those looking to downsize. Internally, the accommodation boasts a spacious living and dining room, with a modern kitchen and adjoining utility room, three good-sized bedrooms and a four-piece family bathroom complete the internal accommodation. Stepping outside, there is a lovely rear garden with timber summerhouse and a generous driveway to the front. Contact Hunters today to arrange your visit to this lovely home.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living/dining room, kitchen and utility room to the ground floor with a landing, three bedrooms and family bathroom to the first floor. Externally there is off-street parking to the front and a garden to the rear. EPC - E and Council Tax Band - A.

The village of Newton Arlosh lays within the Solway Coast AONB, to the North-West of Cumbria. Within the village itself you have the Joiners Arms public house along with a village hall, whilst the neighbouring village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. A wider selection of amenities including supermarkets, garages and secondary schools can be located within Wigton, a 20 minute drive South or Carlisle, a 30 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within 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
10'8" x 6'2" (3.25m x 1.88m)
Entrance door from the front, internal doors to the living room and kitchen, radiator, stairs to the first floor landing and a double glazed window to the side aspect.

LIVING/DINING ROOM
Living Area: (12'0" x 10'8")
Double glazed window to the front aspect and a radiator.
Dining Area: (11'7" x 10'0")
Double glazed window to the rear aspect, radiator and an internal door to the kitchen.

KITCHEN
11'0" x 8'2" (3.35m x 2.49m)
Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a dishwasher, space for an under-counter fridge/freezer, recessed spotlights, radiator, internal door to the utility room and two double glazed windows to the rear aspect.

UTILITY ROOM
7'8" x 4'4" (2.34m x 1.32m)
Fitted worksurface, space and plumbing for a washing machine, freestanding oil boiler, extractor fan, access-door/hatch to the under-stairs cupboard, external door to the rear garden and a double glazed window to the front aspect.

FIRST FLOOR:

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

BEDROOM ONE
12'8" x 10'1" (3.86m x 3.07m)
Radiator, built-in cupboard and a double glazed window to the front aspect.

BEDROOM TWO
10'9" x 9'8" (3.28m x 2.95m)
Radiator and a double glazed window to the rear aspect.

BEDROOM THREE
9'8" x 8'1" (2.95m x 2.46m)
Radiator and a double glazed window to the front aspect. Measurements to the maximum points.

FAMILY BATHROOM
7'5" x 5'6" (2.26m x 1.68m)
Four piece suite comprising a WC, vanity wash hand basin, shower enclosure with electric shower unit and bathtub. Boarded-splashbacks, chrome towel radiator, extractor fan and an obscured double glazed window.

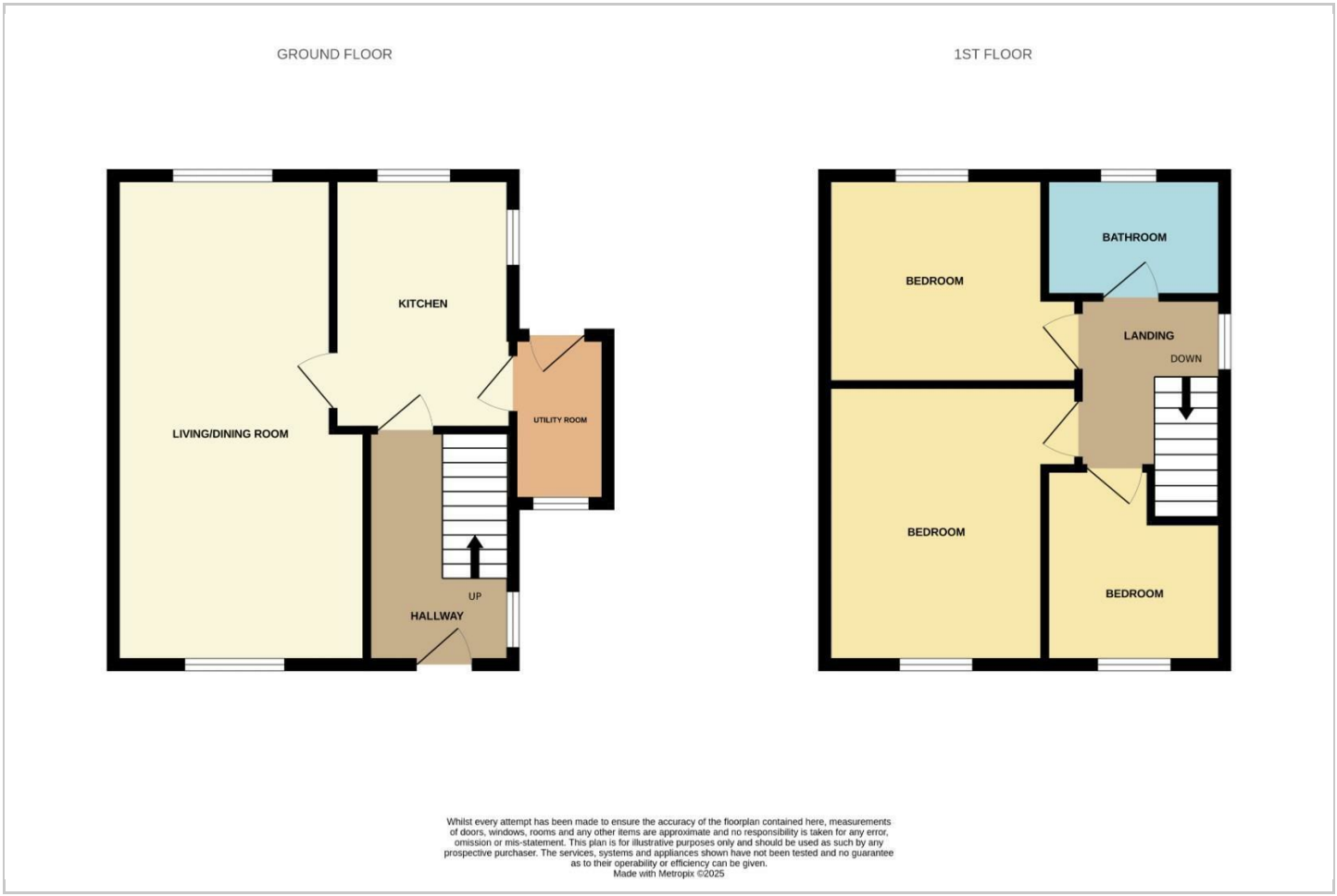
EXTERNAL:
Front Driveway & Garden:
Large concrete driveway allowing off-street parking for two vehicles, along with a small garden area with lawn and borders. An access gate and pathway to the side of the property towards the rear garden.
Rear Garden:
Enclosed rear garden including a concrete hardstanding area, lawn, timber summerhouse, oil tank and external cold water tap.

WHAT3WORDS
For the location of this property, please visit the What3Words App and enter - drip.tango.obeyed

AML DISCLOSURE
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

PLEASE NOTE
The sale of this property is subject to restrictions contained in Section 157 of the Housing Act 1985. The property can only be sold to persons who reside (only principal home) or work within the area of Cumbria

Floorplan


GROUND FLOOR
1ST FLOOR
KITCHEN
LIVING/DINING ROOM
UTILITY ROOM
UP
HALLWAY
BATHROOM
BEDROOM
LANDING
DOWN
BEDROOM
BEDROOM
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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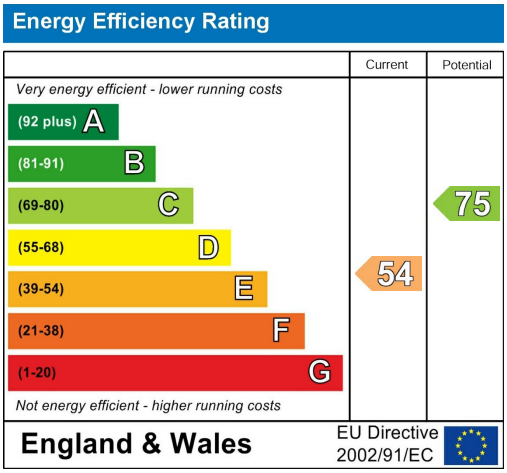


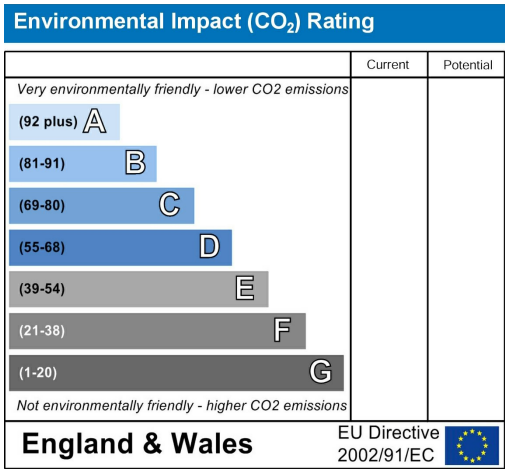






Energy Efficiency Graph



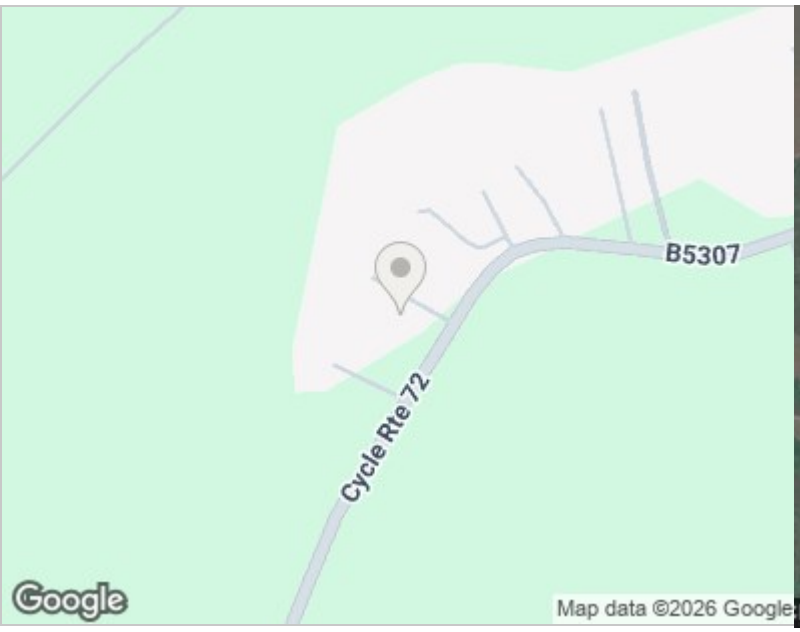


Viewing

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

Road Map

Hybrid Map







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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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The Property Ombudsman