



5 OLD CHAPEL CLOSE | BOTHEL | WIGTON | CUMBRIA | CA7 2HJ

PRICE £121,000





SUMMARY

Well positioned within the popular village of Bothel, with easy road links to Keswick, Cockermouth or Carlisle, this link detached home makes an excellent option for a buyer with a more limited budget and who ticks the criteria for the local occupancy restriction. Priced for a 55% share on a shared ownership scheme, the property includes an entrance hall, living room with gas stove effect fire, a generous kitchen/dining room with ground floor WC, three decent bedrooms and a modern shower room. There is also an attached garage to one side and a low maintenance garden to the side and rear. For more information on the occupancy criteria please contact the selling agent

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into hall with door to living room, radiator, stairs leading to first floor, oak effect wood style flooring

LIVING ROOM

Double glazed window to front, double radiator, 'Yeoman' wood effect gas fire on sandstone hearth, wood style flooring, door to kitchen

KITCHEN/DINING ROOM

Double glazed window to rear, fitted in a range of base and wall mounted units with work surfaces, electric hob with Neff oven and extractor fan, single drainer sink unit, space for dishwasher, fitted Siemens fridge freezer, part glazed PVC door into rear garden, space for dining table and chairs, wall mounted combi boiler, radiator, vinyl wood effect non-slip flooring continuing into under stairs cupboard with space for washing machine and venting for tumble dryer, door to WC

GROUND FLOOR WC

Low level WC with soft close seat, wall mounted hand wash basin, extractor fan, wood style flooring

FIRST FLOOR LANDING

Doors to rooms, built in airing cupboard with radiator, access to loft space, radiator, fitted carpet

BEDROOM 1

Double glazed window to front, radiator, fitted carpet

BEDROOM 2

Double glazed window to rear, radiator, fitted carpet

BEDROOM 3

Double glazed window to front, stair bulkhead, radiator, fitted carpet



SHOWER ROOM

Double glazed window to rear, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC with soft close seat. Extractor fan, storage cupboard, ceiling spotlights, wood style flooring, partly tiled walls, towel rail

EXTERNALLY

The property benefits from a mature front garden area with various bushes and plants. A path leads through this to the front door and to one side a drive leads to the garage. to the other side a side gate leads into rear garden.

The main garden lies to the side and rear of the property, is enclosed and designed to be low maintenance. To the rear steps lead up to a paved patio area with drying line and various areas of planting. Outside tap, personal door into garage. To the side there is a paved area with space for a greenhouse and side access gate.

Single attached garage with up and over door, power and light, useful shelving, loft storage space, personal door to rear

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, fridge freezer

Broadband type & speeds available: Standard 3Mbps / Superfast 64Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24'

indicates O2 has service inside but other providers only have limited service indoors. All networks have service outside

Planning permission passed in the immediate area: None known

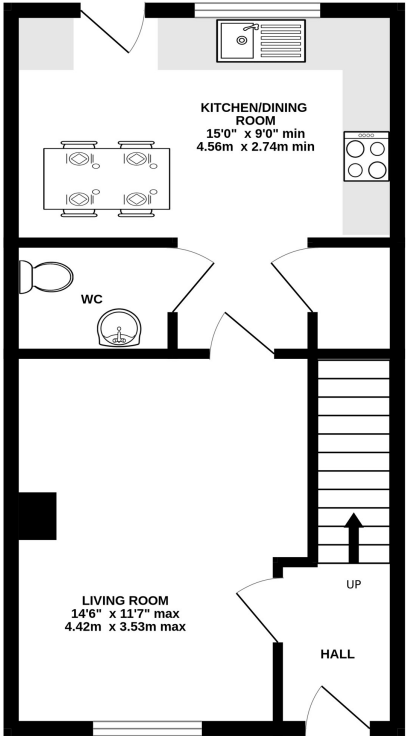
The property is not listed

DIRECTIONS

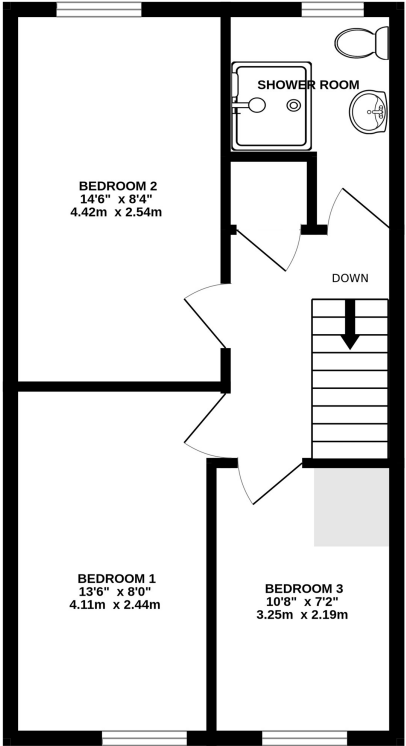
From Cockermouth take the A595 towards Carlisle, passing Moota Garden Centre. After cresting the rise by the wind turbines, turn left into Bothel village and follow the road round to the right. Once at the end of the straight, follow the road to the left and then turn left into the new estate which sits above the road. Turn left again at the T junction and the property will be located on the right hand side.



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		