

Cumbrian Properties

Springlea, Newton Arlosh



Price Region £250,000

EPC-

Detached bungalow | Village location
2 reception rooms | 3 bedrooms | 1 bathroom
Gardens | Driveway parking and garage

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2/ SPRINGLEA, NEWTON ARLOSH

Tucked away in a quiet cul-de-sac location, this spacious detached bungalow offers three bedrooms, two reception rooms, gardens, driveway and garage. The double glazed and gas central heated accommodation briefly comprises entrance hall with built-in storage, lounge with electric fire and views over the garden, dining room with patio doors to the rear garden, kitchen and separate utility room. There are two double bedrooms, single bedroom/office with fitted wardrobes and spacious four piece bathroom. Externally to the front of the property is driveway parking for two to three vehicles leading up to the single garage along with a generous lawned garden incorporating well-established plants and trees, with a smaller lawned garden to the rear of the property with pleasant seating areas and floral borders. Newton Arlosh has its own church and pub, with the nearest shop, Post Office and primary school just a five minute drive away in Kirkbride. The amenities of the town of Wigton are just a ten minute drive away including supermarkets, primary & secondary schools, doctors and railway station.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to lounge, dining room, bedrooms and bathroom. Two built-in storage cupboards (one housing the boiler), coving to the ceiling and radiator.

LOUNGE (13'8 x 13' max) Double glazed window overlooking the front garden, radiator, coal effect electric fire and coving to the ceiling.



LOUNGE

DINING AREA (12' x 8'9) Double glazed patio doors to the rear garden, coving to the ceiling and part wood panelled walls. Opening to the kitchen.



DINING AREA

3/ SPRINGLEA, NEWTON ARLOSH

KITCHEN (12'3 max x 9' max) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill and four burner gas hob with extractor hood above. Tile effect flooring, radiator, double glazed window to the rear and door to utility.



KITCHEN

UTILITY (9'8 x 6'6) Plumbing for washing machine and dishwasher and space for tumble dryer. Sink unit with mixer tap, double glazed window, radiator, door to garage and UPVC door to the rear garden.

BEDROOM 1 (13'6 x 12'5) Double glazed window to the rear, radiator, part wood panelled walls and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (12'8 x 9'9) Double glazed window overlooking the front garden, radiator and coving to the ceiling.



BEDROOM 2

4/ SPRINGLEA, NEWTON ARLOSH

BEDROOM 3 (9' x 8') Built-in wardrobes, radiator, coving to the ceiling and double glazed window to the front.

BATHROOM (12'4 x 8') Four piece suite comprising shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, wood panelled ceiling, radiator, tile effect flooring and double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property is a generous lawned garden with well-established trees and plants, shillied borders and driveway providing off-street parking for two to three vehicles leading up to the garage. Lawned rear garden with pleasant seating areas, garden sheds, floral borders and gate providing access to the front of the property.



GARDENS

5/ SPRINGLEA, NEWTON ARLOSH

SERVICES Mains water and electricity. LPG gas.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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