

Cumbrian Properties

4 Solway View, Kirkbampton



Price Region £250,000

EPC-

Detached bungalow | Rural location
1 reception room | 3 bedrooms | Conservatory
Generous gardens | Drive and garage

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2/ 4 SOLWAY VIEW, KIRKBAMPTON

This spacious three bedroom, one bathroom detached bungalow offers generous living space, lawned gardens, driveway and garage. Situated in a village location to the west of Carlisle, the property is double glazed and oil central heated and comprises of a spacious entrance hall, L shaped dining lounge with electric fire and French doors leading into the conservatory. A solid wood kitchen, three bedrooms and a three piece shower room. Externally there are generous lawned gardens bordered by hedgerow, block paved driveway providing off street parking and a single garage. Kirkbampton is situated just 5 miles to the west of Carlisle and has its own primary school, village hall and church with good access to the western bypass and the Solway Coast. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into a spacious entrance hall.

ENTRANCE HALL Coving, radiator and doors to dining lounge, kitchen, bedrooms and bathroom.

DINING LOUNGE (24' max x 20'6 max) Coal effect electric fire set on a tiled hearth, three radiators, double glazed windows to the front and rear elevations, coving, door to kitchen and double glazed French doors lead into the conservatory.



DINING LOUNGE

CONSERVATORY (12' x 9'3) Perspex roof, double glazed windows, radiator and double glazed patio doors leading out to the garden.



CONSERVATORY

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KITCHEN (12' max x 10'5 max) Fitted kitchen incorporating solid wood wall and base units, tiled splashbacks, stainless steel sink, plumbing for washing machine and electric oven and four burner hob with extractor above. Double glazed window to rear, built in storage cupboards housing the oil boiler and water cylinder, and UPVC door to the rear garden.



KITCHEN

BEDROOM 1 (11'7 x 11') Double glazed window to the front, radiator and coving.

BEDROOM 2 (12' x 11') Double glazed window to the rear, radiator and coving.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (10'6 x 8'4) Double glazed window to the rear, radiator and coving.



BEDROOM 3

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BATHROOM (7' max x 5'5 max) Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Double glazed frosted window, part boarded walls, tile effect flooring and radiator.



BATHROOM

OUTSIDE To the side and rear of the property there are generous lawned gardens bordered by hedgerow. To the front there is a block paved driveway providing off street parking leading up to the garage along with a further lawned garden, patio and outside water supply.



REAR GARDEN



DRIVE AND GARAGE

TENURE We are informed the tenure is Freehold

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

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