

Cumbrian Properties

9 Wheatsheaf Court, Abbeytown



Price Region £159,950

EPC-C

Attached property | Spacious family home
2 reception rooms | 4 bedrooms | 2 bathrooms
Gardens & parking | 5 minute drive to the seaside

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2/ 9 WHEATSHEAF COURT, ABBEYTOWN

SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

This spacious, four bedroom, two bathroom, attached family home is situated within close proximity to the amenities of Abbeytown and just a five minute drive to the seaside town of Silloth. The accommodation is double glazed and central heated and briefly comprises vestibule, cloakroom, spacious entrance hall with open staircase to the first floor, lounge, good size dining kitchen with French doors to the rear garden, and separate utility room. To the first floor there are two double bedrooms, master en-suite shower room, two single bedrooms and family bathroom. Externally, the property has a low maintenance lawned garden and off road parking for two cars to the front of the property. Abbeytown has its own shop, primary school, church and pub and is only a ten minute drive to the town of Wigton. Secondary school catchment area for both Wigton and Silloth. Vendors are open to offers.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Tile effect flooring, radiator, doors to entrance hall and cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Double glazed frosted window, radiator and tile effect flooring.



CLOAKROOM

ENTRANCE HALL Wooden staircase to the first floor, radiator and wood effect flooring. Doors to lounge, dining kitchen and utility.



ENTRANCE HALL

LOUNGE (12'8 max x 12' max) Brick-built decorative fireplace, radiator and double glazed window to the rear.

3/ 9 WHEATSHEAF COURT, ABBEYTOWN



LOUNGE

DINING KITCHEN (29'7 x 11'3)

KITCHEN AREA (12' x 11'3) Fitted kitchen incorporating an electric oven with four ring electric hob and extractor hood above, stainless steel sink with mixer tap, integrated dishwasher, tiled splashbacks, wood effect worksurfaces and breakfast bar. Oil boiler, double glazed window to the front, radiator, wood effect flooring and opening to the dining area.

DINING AREA (16'9 max x 11'3 max) Double glazed French doors to the rear garden, feature wood panelled wall and radiator.



KITCHEN AREA



DINING AREA

4/ 9 WHEATSHEAF COURT, ABBEYTOWN

UTILITY (7'7 x 5') Plumbing for washing machine, space for tumble dryer, base units, understairs storage cupboard, radiator and wood effect flooring.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access, radiator and built-in storage cupboard.

BEDROOM 1 (12'4 x 11'9) Feature wood panelled wall, double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6' x 5') Three piece suite comprising shower cubicle, wash hand basin and WC. Wood effect flooring and heated towel rail.

BEDROOM 2 (12' x 11'3 max) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'3 max x 8'7 max) Double glazed window to the rear and radiator.

5/ 9 WHEATSHEAF COURT, ABBEYTOWN



BEDROOM 3

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



BEDROOM 4

BATHROOM (9' x 7'7) Three piece suite comprising electric shower above panelled bath, WC and wash hand basin. Double glazed frosted window, heated towel rail and tile effect flooring.



BATHROOM

6/ 9 WHEATSHEAF COURT, ABBEYTOWN

OUTSIDE Low maintenance lawned rear garden. The property also benefits from two off road parking spaces.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

