

# Cumbrian Properties

6 Belfry Way, Chimes Bank, Wigton



**Price Region £200,000**

**EPC-B**

Semi-detached | Popular market town location  
1 reception room | 3 bedrooms | 2 bathrooms  
Gardens and garage | Parking for 4 vehicles

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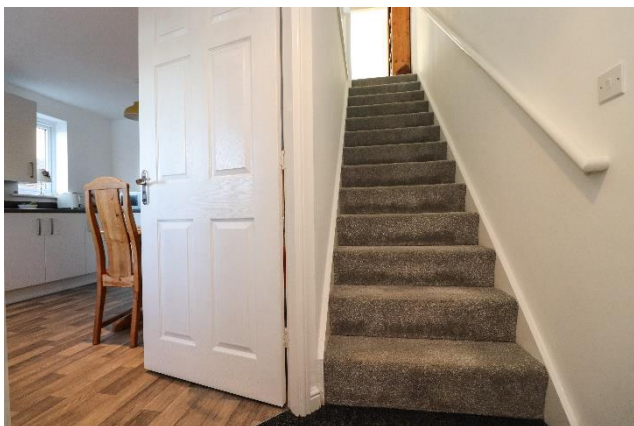
2/ 6 BELFRY WAY, CHIMES BANK, LOW MOOR ROAD, WIGTON

A recently constructed three bedroom, two bathroom semi-detached property situated in a popular location in Wigton. The property is neutrally decorated throughout and offers spacious accommodation comprising of entrance hall, generous dining kitchen with understairs storage, ground floor wet room and a cosy lounge with French doors leading out to the rear garden. To the first floor there are three double bedrooms with fitted storage to the master and a three piece family bathroom. Externally there is plenty of parking with driveway holding three to four vehicles leading up to a single garage. Low maintenance garden to the front and a lawned garden to the rear with patio seating area. Situated within easy walking distance of the amenities of Wigton including shops, schools, doctors and railway station. The property would suit multiple buyers.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, radiator and door to dining kitchen.



ENTRANCE HALL

**DINING KITCHEN (19' max x 11'3 max)** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine and space for full height fridge/freezer. Cupboard housing the Ideal combi boiler, wood effect flooring, radiator, generous size understairs storage cupboard, two double glazed windows and spotlights to ceiling. Doors leading to the lounge and shower room.



3/ 6 BELFRY WAY, CHIMES BANK, LOW MOOR ROAD, WIGTON



DINING KITCHEN

**SHOWER ROOM (5'7 x 5')** Three piece suite comprising of walk-in shower cubicle, wash hand basin and low level WC. Tiled walls and radiator.



SHOWER ROOM

**LOUNGE (14'7 x 9'9 max)** Double glazed window, radiator and double glazed French doors leading out to the rear garden.



LOUNGE

4/ 6 BELFRY WAY, CHIMES BANK, LOW MOOR ROAD, WIGTON

**FIRST FLOOR LANDING** Loft access, radiator and doors to bedrooms and bathroom.



LANDING

**BEDROOM 1 (14'7 max x 8'7 max)** Built in wardrobe, radiator and two double glazed windows to the front.



BEDROOM 1

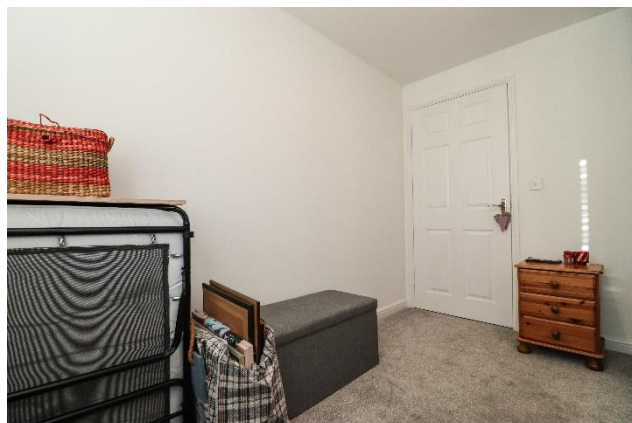
**BEDROOM 2 (13'5 max x 7'9 max)** Radiator and double glazed window to the rear.



BEDROOM 2

5/ 6 BELFRY WAY, CHIMES BANK, LOW MOOR ROAD, WIGTON

**BEDROOM 3 (10' x 7')** Radiator and double glazed window to the rear.



BEDROOM 3

**BATHROOM (7'9 x 5')** Three piece suite comprising of shower over panelled bath, wash hand basin and low level WC. Part tiled walls, wood effect flooring, radiator and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property there is driveway parking for three to four vehicles leading up to a single garage and outside water supply. A gate provides pedestrian access to the rear of the property where there is a lawned garden and patio seating area.



REAR GARDEN

6/ 6 BELFRY WAY, CHIMES BANK, LOW MOOR ROAD, WIGTON

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.

