

# Cumbrian Properties

7 Garthside, Oulton, Wigton



**Price Region £169,950**

**EPC-**

Terraced property | Open views  
1 reception room | 3 bedrooms | 1 bathroom  
Gardens & two detached garages | Rural village location

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## 2/ 7 GARTHSIDE, OULTON, WIGTON

A rare opportunity to purchase a three bedroom, terraced property with gardens, two garages and open views situated in the rural village of Oulton. The property would make a superb family home having three spacious bedrooms, all with fitted storage, four piece family bathroom and additional ground floor cloakroom. Off the entrance hall is a cosy lounge with open fire in a stunning fireplace which also services the heating and hot water, spacious dining kitchen with pantry and views over the garden and neighbouring fields, utility room and ground floor cloakroom. To the first floor there are three bedrooms, four piece family bathroom and access to a boarded loft with power and loft ladder. Externally the property has a generous rear garden with flagged seating, lawn, garden shed and stunning views over the fields. To the front of the property is a low maintenance lawned garden. Two garages are available, if required, with a ground rent of £62 per annum per garage. Oulton is situated less than a five minute drive to the town of Wigton and has its own Indian Restaurant and village hall and is also within a couple of minutes walking distance to a local park and playing field.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

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

**LOUNGE (15' max x 12'4 max)** Open fire (services the heating and hot water), coving to the ceiling, ceiling rose, double glazed window to the front and door to dining kitchen.



LOUNGE

**DINING KITCHEN (12' max x 10' max)** Fitted kitchen incorporating a double electric oven and grill, four ring electric hob with extractor hood above, plumbing for washing machine and dishwasher, sink unit with mixer tap, built-in storage cupboard and pantry, radiator, tiled flooring and double glazed window overlooking the rear garden with an open aspect. Door to utility room.



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**UTILITY ROOM** Wall and base units, tiled flooring and space for fridge freezer. Door to cloakroom and composite door to the rear garden.

**CLOAKROOM** Two pieces suite comprising WC and wash hand basin. Tile effect flooring.



UTILITY ROOM



CLOAKROOM

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom. Access to boarded loft with power and drop down ladder.

**BEDROOM 1 (13' max x 9'9 max)** A range of fitted wardrobes, airing cupboard, double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 9'6)** A range of fitted wardrobes, radiator and double glazed window to the rear with beautiful views over the countryside.



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**BEDROOM 3 (10' x 7')** Built-in wardrobe, double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (8'4 max x 7'8 max)** Four piece suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, wood effect flooring, radiator, two double glazed frosted windows and panelled ceiling with spotlights.



BATHROOM

**OUTSIDE** Low maintenance lawned front garden with security lighting. Generous rear garden incorporating flagstone patio, log store, lawn, paved seating area, garden shed, hot and cold taps and gate providing access down the side lane to the front of the property. The property enjoys an open aspect to the rear with stunning views over the countryside.

**GARAGE OPTION** Two garages are available, if required, with a ground rent of £62 per annum per garage.



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GARDEN AND VIEWS



PARKING

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

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.

EPC GRAPH TO FOLLOW