



Silloth, Wigton

- A Hidden Gem in a Desirable Location,
- Detached Timber Framed Bungalow,
- Living Room with Multi Fuel Stove, Sunroom,
- Energy Rating - D
- Generous Garden and Ample Onsite Parking,
- 3 Double Bedrooms, Contemporary Shower Room,
- Kitchen, Entrance Hall, Garage
- Council Tax Band - C

Guide Price £215,000

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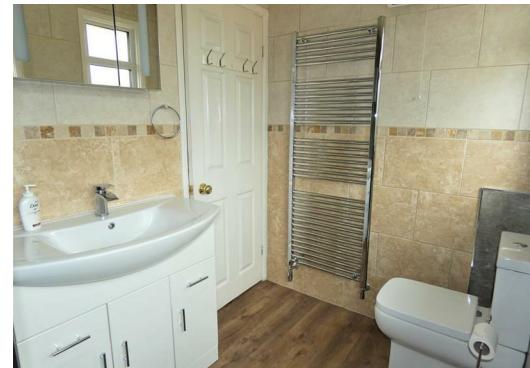
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DESCRIPTION

We are delighted to market for sale 'Hedges' a hidden gem situated in the heart of the desirable hamlet of Blitterlees. This timber framed Detached Bungalow is set back from the road side with a generous garden, ample onsite parking and boasting a fantastic opportunity for the new owner to move in and truly make this property their own - Contact Hunters today!

The spacious accommodation briefly comprises of Entrance Hallway, Living Room, Sunroom, Kitchen, 3 Double Bedrooms and Contemporary Shower Room (newly installed 2020). The property benefits from Central Heating, Double Glazing (newly installed in 2019/2020, Ample Driveway leading to Garage and Well Established Gardens.

A viewing is truly imperative to appreciate the bungalow and its beautiful situation.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The dimensions are displayed in metres and are for guidance only. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves as to their accuracy. Prospective purchasers should not rely on the floorplan as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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