



New Street, Wigton, Cumbria, CA7

Asking Price: £155,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: F

This lovely family home is situated in Wigton conservation area and viewing is recommended appreciate the accommodation, the location, the traditional features and the recent improvements made by the present owner. The property is minutes walk from Wigton town.

Description

Substantial semi detached house within walking distance of Wigton town. This beautifully presented family home benefits from gas central heating and the accommodation comprises an entrance hall, a living room with a feature fire surround with an inset electric fire and built-in cupboard, a sitting room which also has a feature fire surround and inset electric fire and a large walk in under-stairs storage cupboard, a kitchen/dining room with a modern range of fitted units, complementary work tops, single drainer sink unit, and ample space for a table and chairs. To the first floor the landing has a feature arch and gives access to the three double bedrooms, the main bedroom modern built-in wardrobes and the part tiled family bathroom which has a modern suite comprising a bath with electric shower over, wc and wash hand basin. Outside is a large adjoining garage. EPC rating F. Council Tax band B.

Location

The popular market town of Wigton is approximately twelve miles from Carlisle, seven miles from the fringe of the Lake District National Park and ten miles from the Solway Coast. Wigton offers a varied range of social, retail, leisure facilities and schools including The Nelson Thomlinson and has road and rail links to east and west Cumbria.

Our View

This lovely family home is situated in Wigton conservation area and is well worthy of a viewing to appreciate the accommodation, the location, the traditional features and the recent

improvements made by the present owner.

Ground Floor

Entrance Hall

Living Room

15'8" x 13'11" (4.78m x 4.24m)

Sitting Room

13'8" x 12'10" (4.17m x 3.9m)

Kitchen / Dining Room

13'11" x 12'9" (4.24m x 3.89m)

Landing

Bedroom

14'2" x 13' (4.32m x 3.96m)

Bedroom

14'1" x 11'2" (4.3m x 3.4m)

Bedroom

13' x 10' (3.96m x 3.05m)

Family Bathroom/WC

14'2" x 6' (4.32m x 1.83m)

Garage

15'4"x 9'1" (4.67mx 2.77m)

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 149.0 sq. m. (1,604 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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