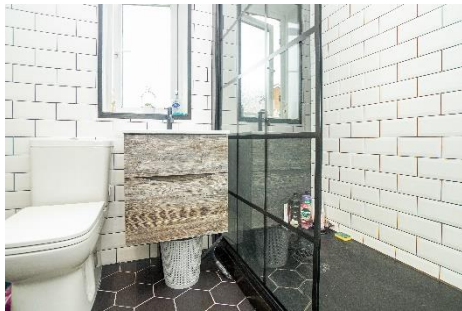


# Cumbrian Properties

22 Primrose Bank, Wigton



**Price Region £227,500**

**EPC-D**

Detached property | No-through road  
1 reception room | 3 bedrooms | Modern shower room  
Front & rear gardens | Driveway parking & garage

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## 2/ 22 PRIMROSE BANK, WIGTON

A well-maintained, three bedroom, detached property situated on a no-through road with front and rear gardens, driveway parking and single garage. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with cosy log burner and modern dining kitchen with French doors to the rear garden. To the first floor there are two double bedrooms, single bedroom and modern fully tiled shower room. Lawned front garden, tarmac driveway parking and single garage. To the rear of the property is a lawned garden. Viewing is recommended to appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** UPVC double glazed window to the side, wood effect laminate flooring, radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

**LOUNGE (13'4 x 13'3)** UPVC double glazed window to the front, wood effect laminate flooring, radiator, coving to the ceiling and fireplace housing a log burner. Door to dining kitchen.



LOUNGE

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**DINING KITCHEN (17'4 x 10'8)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated fridge and freezer, plumbing for washing machine, electric oven and grill with a four ring gas hob and extractor hood above. Wood effect laminate flooring, vertical radiator, coving to the ceiling, walk-in shelved understairs cupboard, UPVC double glazed window and UPVC double glazed French doors to the rear garden and UPVC double glazed frosted door to the side.



DINING KITCHEN

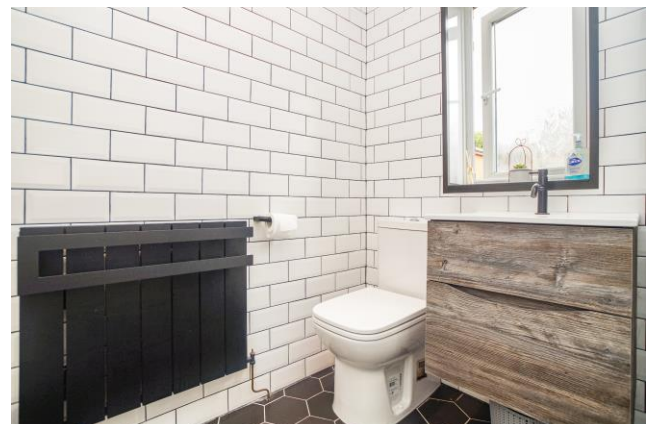
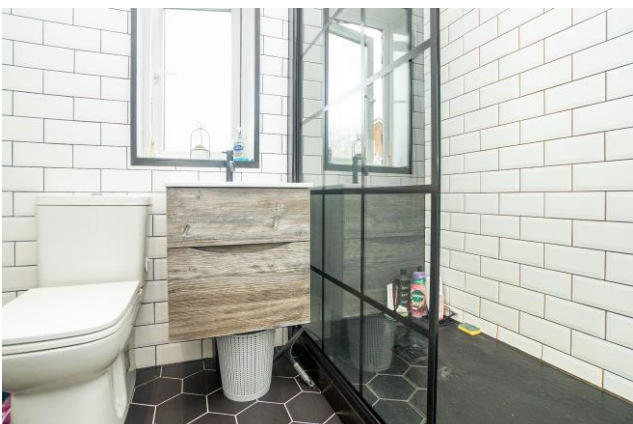
## **FIRST FLOOR**

**LANDING** Loft access, built-in storage cupboard housing the Worcester boiler, UPVC double glazed window to the side, doors to bedrooms and shower room.



LANDING

**SHOWER ROOM (6'6 x 5')** Three piece suite comprising walk-in shower unit with rainfall shower head and separate body attachment, vanity unit wash hand basin and WC. Tiled flooring, tiled walls, radiator and UPVC double glazed frosted window to the side.



SHOWER ROOM

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**BEDROOM 1 (13' x 10')** UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

**BEDROOM 2 (11' x 10)** UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (8'8 x 7'7)** UPVC double glazed window to the front and radiator.



BEDROOM 3

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**OUTSIDE** Walled front garden with tarmac driveway leading up to the garage and a lawned garden with gravelled borders. Enclosed lawned rear garden with borders housing a variety of shrubs and bushes, apple tree, outside tap and gated access to both sides.

**GARAGE (17'6 x 8'6)** Single garage with up and over door.

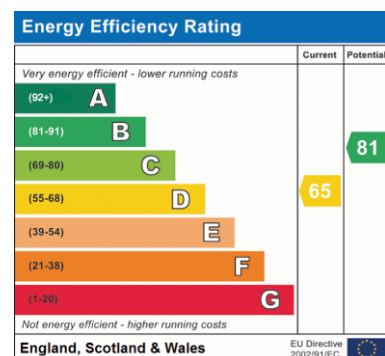


REAR GARDEN

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

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

**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.



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