

Cumbrian Properties

3 Woolner Brook, Wigton



Price Region £255,000

EPC-B

Semi-detached bungalow | Potential to extend
Open plan lounge/dining kitchen | 3 double bedrooms | 2 bathrooms
Parking for two cars | Generous gardens

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This immaculately presented, three double bedroom, two bathroom, semi-detached bungalow offers spacious living accommodation, parking for two vehicles and generous gardens providing potential to extend (subject to planning permission). Located within easy walking distance of the local amenities of Wigton the recently built property is gas central heated and offers low maintenance accommodation comprising spacious entrance hall, open plan lounge and dining kitchen with integrated appliances and access to the rear garden, three double bedrooms, master en-suite shower room and three piece family shower room. To the front of the property there is a low maintenance gravelled garden and off-street parking for two vehicles. To the rear of the property is a generous lawned garden with colourful raised borders and patio seating area providing a perfect space to relax and enjoy the outdoors.

Wigton is a popular market town with its own primary & secondary schools, shops, supermarkets, doctors & railway station. With excellent access to the Lake District and just a 15 minute drive to Carlisle.

The accommodation with approximate measurements briefly comprises:

Composite front door into the spacious entrance hall.

ENTRANCE HALL Doors to open plan lounge/dining kitchen, bedrooms and family shower room. Built-in storage cupboard housing the boiler, radiator, wood effect flooring and loft access.



ENTRANCE HALL

OPEN PLAN LOUNGE/DINING KITCHEN (24' x 14'6)

LOUNGE AREA (14'6 max x 12' max) Double glazed window to the front, radiator and opening to the dining kitchen.



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DINING KITCHEN (14'6 x 11'4) Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated fridge freezer, integrated dishwasher and washer dryer, one and a half bowl stainless steel sink with mixer tap, wood effect worksurfaces and tiled splashbacks, ceiling spotlights, wood effect flooring, radiator, double glazed window to the rear and door to the rear garden.



DINING KITCHEN

MASTER BEDROOM (14'5 max x 11'7 max) Double glazed window to the rear, radiator and door to en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (7'9 x 4') Three piece suite comprising walk-in shower cubicle with waterfall showerhead, wash hand basin and WC. Wood effect flooring and heated towel rail.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (12' x 10') Double glazed window to the front with radiator below.



BEDROOM 2

BEDROOM 3 (11'7 max x 8'7 max) Double glazed window to the rear with radiator below.



BEDROOM 3

FAMILY SHOWER ROOM (7' x 6'9) Three piece suite comprising walk-in double shower cubicle with waterfall showerhead, wash hand basin and WC. Boarded splashbacks, frosted glazed window, wood effect flooring and heated towel rail.



FAMILY SHOWER ROOM

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OUTSIDE Low maintenance gravelled front garden along with a block paved driveway providing off-street parking for two vehicles. To the rear of the property is a generous garden incorporating lawn with raised flower beds housing a variety of plants and flowers, sandstone patio seating area, garden shed, external water supply and gate providing access to the front of the property. The rear garden provides plenty of space to extend (subject to planning permission).



REAR GARDEN

TENURE We are informed the tenure is Freehold.
Service charge approx. £85 per annum.

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

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