Cumbrian
PROPERTIES

10 South End, Wigton

Price Region £107,500

EPC-D

Mid terraced property | Convenient location
1 reception room | 4 bedrooms | 1 bathroom
Enclosed yard | Access to lawned rear garden

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2/ 10 SOUTH END, WIGTON

Situated in the popular market town of Wigton a three storey, a four bedroom, mid terrace property which has undergone some refurbishment by the current owner to include total re-wiring, new roof, installation of a central heating system and the two attic rooms have been converted in accordance with Planning and Building Regulations. The majority double glazed and gas central heated accommodation briefly comprise lounge, kitchen and utility. To the first floor are two bedrooms and newly fitted bathroom and to the second floor are two attic bedrooms. Enclosed rear yard giving access to good sized lawned garden with pond. Wigton offers a range of local amenities including the renowned Nelson Tomlinson School, local shops, supermarkets and doctors surgery. The property is sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:
Entrance via front door into lounge.
LOUNGE (13'3 x 12'max) UPVC double glazed sash window to the front, radiator and coving to the ceiling. Door to inner hallway.

LOUNGE

INNER HALLWAY Staircase to first floor and door to kitchen.

KITCHEN (12' max x 10'7 max) A range of wall and base units with complementary worksurfaces incorporating a 1.5 bowl sink with mixer tap and tiled splashbacks. Free standing gas cooker, plumbing for washing machine and space for fridge freezer. Radiator, understairs storage cupboard, UPVC double glazed window to the rear and door to utility area.

KITCHEN

UTILITY AREA (7'2 x 3'10) Single glazed window, door to rear yard and base unit with stainless steel sink.

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FIRST FLOOR LANDING Doors to bedrooms and bathroom. Staircase to second floor.

BEDROOM 1 (14' max x 13'2 max) UPVC double glazed sash window to the front and radiator.

BEDROOM 1

BATHROOM Three piece white suite comprising rainfall shower over panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, chrome towel rail radiator, tile effect vinyl flooring and single glazed frosted window to the rear.

BEDROOM 2 (7'7 x 7') UPVC double glazed window to the rear, radiator and built in storage cupboards.

BATHROOM

BEDROOM 2

SECOND FLOOR LANDING Loft access and doors to further bedrooms.

ATTIC BEDROOM 3 (13'5 max x 10'2 max) Single glazed window to the front, radiator and built in storage cupboards.

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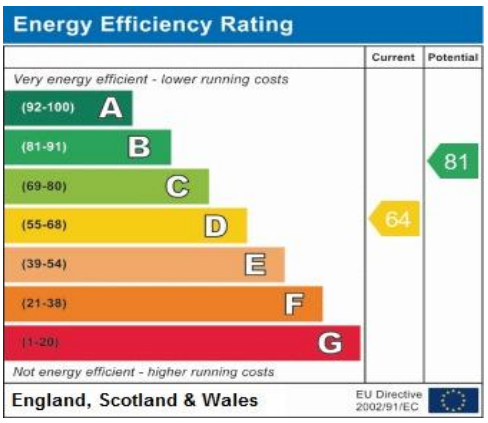
ATTIC BEDROOM 4 (13'5 max x 10'8 max with sloping ceiling) Exposed beams, single glazed window to the rear, Velux window and radiator.

ATTIC BEDROOM 4

OUTSIDE An enclosed rear yard with two outbuildings with WC and gated access to a good sized lawned garden which currently incorporates a garden pond with a variety of mature shrubs and bushes.

SOUTH GARDEN

COUNCIL TAX BAND To be confirmed
TENURE We are informed the tenure is Freehold
SERVICES Mains water, gas and electricity are connected
FIXTURES AND FITTINGS To be confirmed
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle Tel 01228 599940