

Cumbrian Properties

2 Station View, Abbeytown



Price Region £250,000

EPC-E

Semi-detached property | Newly refurbished
2 reception rooms | 3 double bedrooms | 2 bathrooms
Gardens, parking & garage | Stunning original features

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 2 STATION VIEW, ABBEYTOWN, WIGTON

This impressive, three double bedroom, two bathroom, two reception room, semi-detached property has been newly refurbished to a high standard and offers plenty of off-street parking along with garage and lawned garden. The stunning original features of the property combined with the modern kitchen and bathrooms blend perfectly to provide a stylish, spacious and low maintenance home. Neutrally decorated and with oak doors throughout, with high end finishes such as USB sockets the developers have carefully thought out each and every room. Comprising a spacious lounge with contemporary electric fire leading to the good size dining room with an open staircase to the first floor. The stylish kitchen, in sage green, provides plenty of storage and access into the rear garden. The ground floor bay-fronted bedroom and four piece bathroom complete the ground floor. The first floor has a real wow-factor with stunning original beams adorning the landing, two further spacious double bedrooms and a modern three piece shower room. Externally, to the rear of the property, is a low maintenance lawned garden with sandstone pathways and pebbled borders with plenty of outside storage including a single garage with power supply and there is off-street parking for two/three vehicles. The property is located within easy walking distance of the local shops, school and pub with excellent transport links to Silloth, Wigton and Carlisle the property would make an ideal family home and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (20' max into bay x 11' max) Double glazed bay window, contemporary flame effect electric fire, radiator, opening to the dining room and inner hall.



LOUNGE

DINING ROOM (12'5 x 11'8) Double glazed window to the front, open staircase to the first floor, radiator and ceiling spotlights.



3/ 2 STATION VIEW, ABBEYTOWN, WIGTON

INNER HALL Doors to ground floor bedroom, bathroom and kitchen. Loft access, ceiling spotlights and radiator.

KITCHEN (21' x 7') Newly fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, one and a half bowl sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, brick effect tiled splashbacks, radiator, ceiling spotlights, wood effect flooring, two double glazed windows to the rear and UPVC door to the rear garden.



KITCHEN

GROUND FLOOR BEDROOM (13'8 max into bay window x 10'8) Double glazed bay window to the front, radiator and understairs storage.



GROUND FLOOR BEDROOM

BATHROOM (11'5 x 8'4) Four piece suite comprising freestanding bath with shower attachment, shower cubicle with waterfall showerhead, wash hand basin and WC. Boarded splashbacks, panelled ceiling with spotlights, frosted glazed window, radiator, wood effect flooring, heated towel rail and illuminated mirror.

4/ 2 STATION VIEW, ABBEYTOWN, WIGTON



BATHROOM

FIRST FLOOR

LANDING Doors to bedrooms and shower room, double glazed Velux window, radiator, ceiling spotlights and original stunning beams.



LANDING

BEDROOM 1 (18'8 x 11'4) Original beamed ceiling, two double glazed Velux windows and radiator.



BEDROOM 1

5/ 2 STATION VIEW, ABBEYTOWN, WIGTON

BEDROOM 2 (12'5 x 11') Original beamed ceiling, ceiling spotlights, double glazed Velux window and radiator.



BEDROOM 2

SHOWER ROOM (8'7 x 5'4) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Boarded splashbacks, heated towel rail, wood effect flooring, double glazed Velux window and beamed ceiling.



SHOWER ROOM

OUTSIDE Lawned rear garden with plenty of outside storage and gate providing access to a driveway providing off-street parking for two/three vehicles leading up to the garage with power supply. There is also an outside water supply and LPG gas point.



GARDEN



FRONT EXTERNAL

6/ 2 STATION VIEW, ABBEYTOWN, WIGTON



GARAGE

TENURE We are informed the tenure is Freehold.

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

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.

