

Cumbrian Properties

128 Scholars Green, Wigton



Price Region £155,000

EPC-

Semi-detached townhouse | Popular residential area

1 reception room | 3 bedrooms | 1 bathroom

Parking for 2 cars | Rear garden with open aspect

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2/ 128 SCHOLARS GREEN, WIGTON

Situated on a popular residential estate in Wigton, this three bedroom, one bathroom three storey semi-detached property offers off street parking for two vehicles and a pleasant rear garden with an open aspect overlooking the woodland. This low maintenance property is double glazed and gas central heated and comprises of entrance hall, open plan lounge/kitchen with integrated appliances and built in storage cupboard which was previously a ground floor cloakroom which could easily be adapted back. From the lounge area patio doors lead out to a low maintenance rear garden. To the first floor there is a double bedroom, single bedroom with fitted storage and a three piece bathroom. To the second floor is the master bedroom with velux windows and additional storage. Externally there is off street parking for two vehicles and a low maintenance rear garden. Situated within easy walking distance of the shops and schools of Wigton the property would make an ideal first time buy, buy to let investment or would equally suit those looking to downsize.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor and door to open plan lounge/kitchen.

OPEN PLAN LOUNGE/KITCHEN

KITCHEN AREA (11' x 9') Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, integrated dishwasher, plumbing for washing machine, tiled splashbacks and stainless steel sink with mixer tap. Ideal combi boiler, under counter lighting, double glazed window to the front, wood effect flooring and understairs storage cupboard.



LIVING AREA (12' x 11') Two radiators, wood effect flooring, double glazed patio doors leading out to the rear garden and built in storage cupboard which was formerly the ground floor cloakroom and could easily be adapted back to its original use.



3/ 128 SCHOLARS GREEN, WIGTON

FIRST FLOOR LANDING Staircase to the second floor and doors to bedrooms 2 & 3 and bathroom.

BEDROOM 2 (12' max x 7'9 max) Double glazed window to the rear with an open aspect, part wood panelled walls and radiator.



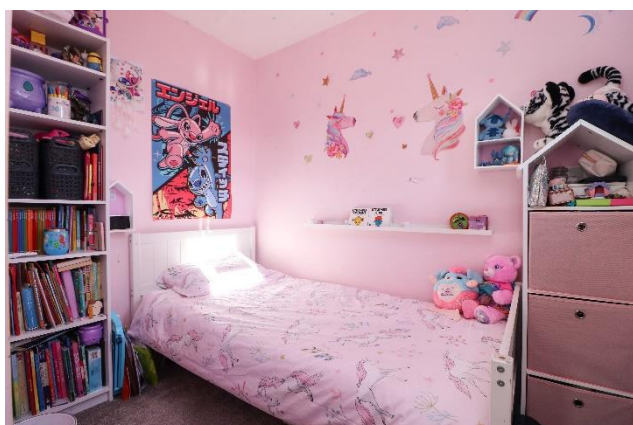
BEDROOM 2

BATHROOM (6' x 5'7) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Double glazed frosted window, radiator and wood effect flooring.



BATHROOM

BEDROOM 3 (10'4 max x 7'9 max) Built in wardrobe, radiator and two double glazed windows to the front.



BEDROOM 3

4/ 128 SCHOLARS GREEN, WIGTON

SECOND FLOOR LANDING Built in storage cupboard and door to bedroom 1.

BEDROOM 1 (14' max to under eaves x 9' max) Three double glazed velux windows, radiator and loft access.



BEDROOM 1

OUTSIDE To the front of the property there is driveway parking for two vehicles. Spacious rear garden incorporating a decked seating area, artificial turf and a flag stone patio area with an open aspect across the woodland.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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.

EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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