

# Cumbrian Properties

## Mardon, 3 Railway Terrace, Wigton



**Price Region £80,000**

**EPC-**

End terraced | In need of modernisation  
2 reception rooms | 2 bedrooms | GF bathroom  
Attic room | Garage and garden | No chain

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## 2/ MARDON, 3 RAILWAY TERRACE, WIGTON

If you are looking for a project, then this spacious two bedroom, two reception room terraced property with attic room, garage and garden could be for you. Situated just off Station Hill in Wigton in a private location this quirky property has massive potential. Double glazed throughout, you enter into the lounge with a gas fire leading to a sitting room with understairs storage cupboard and opening into the kitchen and ground floor shower room. To the first floor there are two double bedrooms with an attic room to the second floor. Externally there is a shared rear yard which leads to a private generous garden, three brick built outhouses and greenhouse. There is off street parking to the front of the property and a detached garage. Situated just outside the centre of Wigton which has a good array of local amenities including schools, shops, supermarkets, doctors and railway station. The property offers a fantastic investment opportunity or first time buy. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry into lounge.

**LOUNGE (16' max x 10'4 max)** Gas fire, double glazed window to the front, built in storage, door and step up to the sitting room.



LOUNGE

**SITTING ROOM (13'7 max x 11' max)** Electric heater, double glazed window, understairs storage cupboard and door to the kitchen.



SITTING ROOM

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**KITCHEN (11'3 max x 10'8 max)** A range of wall and base units, built in storage cupboard housing the water tank, plumbing for washing machine and stainless steel sink unit. Double glazed window and door to the rear hallway.



KITCHEN

**REAR HALLWAY** Electric heater, door to shower room and composite door leading to the rear garden.

**SHOWER ROOM (8' x 5'3)** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Part boarded walls, part tiled walls, heated towel rail and double glazed frosted window.



SHOWER ROOM

**FIRST FLOOR LANDING** Doors to bedrooms 1 and 2 and staircase to the attic room.

**BEDROOM 1 (15' max x 11' max)** Double glazed window to the front of the property.



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**BEDROOM 2 (12'8 max x 9' max)** Double glazed window to the rear of the property.



BEDROOM 2

**ATTIC ROOM (17' max to under eaves x 13'8 max)** Beamed ceiling and velux window.



ATTIC ROOM

**OUTSIDE** The rear of the property opens into a shared yard with a shared wash house facility. There are also 3 private brick built outhouses, its own greenhouse and its own private generous garden. To the front of the property there is off street parking leading up to the detached garage.



PRIVATE GARDEN

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SHARED GARDEN



GARAGE

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

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW

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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  
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