

Cumbrian Properties

74 Springfields, Wigton



Price Region £260,000

EPC-

Extended semi-detached property | Newly fitted kitchen
2 reception rooms | 4 bedrooms | 3 bathrooms
Stunning views | Gardens & parking for 3 vehicles

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2/ 74 SPRINGFIELDS, WIGTON

This four bedroom, three bathroom, two reception room, extended semi-detached family home offers a practical layout with the option of ground floor living. Situated in the popular Springfields estate the property is double glazed and gas central heated with a recently fitted Worcester combi boiler. The accommodation is accessed through a practical utility hall which leads to a spacious sitting room with French doors to the patio, a cosy lounge, dining kitchen with a recently fitted modern Wren kitchen, and a ground floor shower room. To the first floor there is a spacious landing with access to a fully boarded loft providing plenty of storage, four bedrooms with stunning views across the countryside from the rear elevation, and two further three piece bathrooms. Externally, to the front of the property there is a block paved driveway providing parking for two to three vehicles. The rear of the property has a generous garden which gets the sun all afternoon and evening and incorporates a paved patio seating area with steps down to the lawned garden with well-established trees and plants and garden shed. Ideally located within easy walking distance of the shops and schools of Wigton, the property makes for a superb family home.

The accommodation with approximate measurements briefly comprises:

UPVC front door into utility hall.

UTILITY HALL Staircase to the first floor, built-in storage cupboard, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, two radiators, coving to the ceiling and frosted glazed window. Doors to sitting room, ground floor bathroom and dining kitchen.



UTILITY HALL

SITTING ROOM (28'9 max x 9'8 max) Double glazed window to the rear, double glazed French doors to the patio, pebble effect gas fire, radiator, two ceiling roses and coving to the ceiling.



SITTING ROOM

3/ 74 SPRINGFIELDS, WIGTON

SHOWER ROOM (8'9 x 5') Three piece suite comprising corner shower unit, wash hand basin and WC. Part tiled walls, tile effect flooring, radiator and coving to the ceiling.



SHOWER ROOM

DINING KITCHEN (19' max x 14' max) Recently fitted Wren kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, integrated bin store, integrated microwave, wood effect worksurfaces and splashbacks, vertical radiator, coving to the ceiling, radiator, wood effect flooring, double glazed window to the rear and UPVC door to the rear garden. Glazed door to the lounge.



DINING KITCHEN

LOUNGE (14' max x 13'6 max) Pebble effect gas fire, double glazed window to the front, coving to the ceiling, radiator and wood effect flooring. Door to the inner hall.

4/ 74 SPRINGFIELDS, WIGTON



LOUNGE

INNER HALL Double glazed window to the front, coving to the ceiling, radiator and staircase to the first floor.

FIRST FLOOR

LANDING Doors to bedrooms, two bathrooms, loft access, built-in storage cupboard, double glazed window, coving to the ceiling and radiator.

BEDROOM 1 (12' x 8' to fitted wardrobes) Sharps fitted wardrobes, built-in storage cupboard, double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (11' x 9'7) Double glazed window to the rear with stunning views across the countryside, radiator and coving to the ceiling.



5/ 74 SPRINGFIELDS, WIGTON

BEDROOM 3 (8' x 7'4) Double glazed window to the rear with views, radiator and coving to the ceiling.



BEDROOM 3

BATHROOM 1 (6' x 5'5) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Fully tiled walls, frosted glazed window and radiator.



BATHROOM 1

BEDROOM 4 (16'8 max x 9'7 max) Double glazed window to the rear with views across the countryside, radiator and coving to the ceiling.



BEDROOM 4

BATHROOM 2 (9'9 x 5'7) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Cupboard housing the recently fitted Worcester combi boiler, frosted glazed window, part tiled walls, coving to the ceiling and radiator.

6/ 74 SPRINGFIELDS, WIGTON



BATHROOM 2

OUTSIDE Generous block paved driveway providing off-street parking for two/three vehicles. To the rear of the property is a good size garden incorporating a patio seating area with steps down to a lawned garden with garden shed and outside tap.



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

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