

# Cumbrian Properties

39 Kirkland Fold, Wigton



**Price Region £175,000**

**EPC-C**

Semi-detached family home | Popular location  
1 reception room | 3 bedrooms | 2 bathrooms  
Front & rear gardens | Driveway parking

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 39 KIRKLAND FOLD, WIGTON

A modern, three bedroom, two bathroom, semi-detached property situated in the charming market town of Wigton. The accommodation, which would be ideal for young/growing families, briefly comprises entrance hall, cloakroom, lounge and modern dining kitchen. To the first floor there are three bedrooms, master en-suite shower room and modern family bathroom. Good size private rear garden and driveway to the front providing ample off-street parking.

Wigton is a charming market town in Cumbria, situated between the northern edge of the Lake District and the Solway Coast. Known for its historic character, Wigton offers a peaceful rural lifestyle while still providing essential amenities such as local shops, supermarkets, cafes, and traditional pubs. The town has a strong sense of community with a range of services including schools, a health centre, and leisure facilities like sports clubs and parks. Wigton's railway station offers connections to Carlisle and West Cumbria, and the nearby A595 provides road links to major routes. With its proximity to the natural beauty of the Lake District and the scenic Solway Coast, Wigton is ideal for those seeking a blend of rural living with easy access to outdoor recreation and local conveniences.



DINING KITCHEN



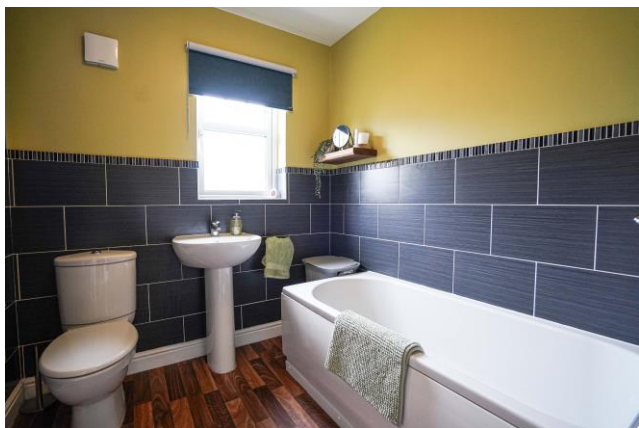
LOUNGE



BEDROOMS 1 & 2



BEDROOM 3



BATHROOM



4/ 39 KIRKLAND FOLD, WIGTON



GARDEN

**TENURE** To be confirmed by the vendor.

**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.

