

Cumbrian Properties

42 George Street, Wigton



Price Region **£275,000**

EPC-E

Georgian semi-detached property | Ideal location
2 reception rooms | 4 double bedrooms | 2 bathrooms
Low maintenance gardens | Cellar with potential to convert

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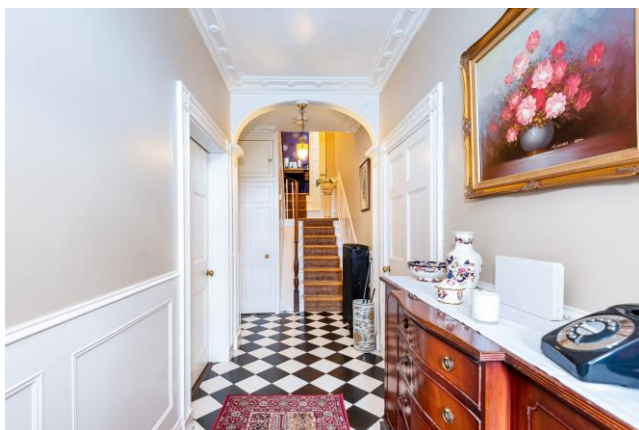
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Situated on a quiet no-through road, this four bedroom, two bathroom, two reception room, semi-detached, Georgian property is immaculately presented throughout and retains many original features. The property has an impressive entrance hall leading to the lounge, dining kitchen with range style cooker and granite worksurfaces, a cosy snug with log burning stove and French doors to the rear garden, and a ground floor cloakroom. To the first floor is a split level landing with the original arched sash window and access to three double bedrooms, all with original cast iron fireplaces, bathroom with freestanding roll top bath and a modern shower room. To the second floor is a further double bedroom with beamed ceiling and Velux windows. The basement offers a cellar with utility area providing plumbing for a washing machine and Belfast sink which could easily be converted to provide a games room, gym or bar. To the front of the property is a low maintenance lawned garden along with a patio seating area. To the rear of the property the paved and decked garden provides a peaceful area to sit and relax and enjoy the outside space. The property offers a spacious family home with low maintenance outside space and is within easy walking distance of the schools and shops in Wigton with parking available to the front of the property.

The accommodation with approximate measurements briefly comprises:

Composite front door into spacious entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen and cellar. Cloaks cupboard, staircase to the first floor, original coving and cornice, cast iron radiator, tiled flooring and part wood panelled walls.



ENTRANCE HALL

LOUNGE (13'4 max x 12'7 max) Electric fire on a tiled hearth (potential for log burner/open fire), two double glazed sash windows to the front and rear with original wood panelling below, two cast iron radiators and original coving to the ceiling.



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DINING KITCHEN (20'6 max x 13' max) Fitted kitchen incorporating a range style cooker, integrated dishwasher, American style fridge freezer, granite worksurfaces with undermounted sink with mixer tap, tiled flooring, cast iron radiator, double glazed sash window to the side and French doors to the rear garden. Doors to the snug and ground floor cloakroom.



DINING KITCHEN

CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted glazed sash window, heated towel rail and tiled flooring.

SNUG (12' max x 11' max) Fireplace with a brick hearth housing a cosy log burning stove, built-in shelving and storage cupboard, wood effect flooring, cast iron radiator, ceiling rose, picture rail and double glazed French doors to the rear garden.



SNUG

CELLAR

UTILITY AREA Steps lead down to the cellar where there is a utility area with plumbing for a washing machine and space for a tumble dryer, Belfast sink with shower attachment, storage space and steps leading down to the cellar area.

CELLAR AREA (13' x 12'6) This area would make a fantastic conversion for a games room, gym, craft room or work from home office.

FIRST FLOOR

SPLIT LEVEL LANDING Feature arch leading to the half landing.

HALF LANDING Original arched sash window, doors to bedroom 3 and bathroom.

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HALF LANDING



FIRST FLOOR LANDING

BEDROOM 3 (12' x 11') Original cast iron fireplace, sash windows to the sides, radiator and picture rail.



BEDROOM 3

BATHROOM (7' x 6'8) Three piece suite comprising shower above freestanding roll top bath, wash hand basin and WC. Two frosted glazed sash windows, ceiling spotlights, brick effect tiled splashbacks, wood effect flooring and radiator.



BATHROOM

LANDING Doors to bedrooms 1 and 2, shower room, door and staircase to the second floor.

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BEDROOM 1 (12'7 max x 11'8 max) Original cast iron fireplace, double glazed windows to the front and side with wood panelling below, two radiators and door to dressing area.

DRESSING AREA Fitted wardrobes and double glazed sash window with wood panelling below.



BEDROOM 1

BEDROOM 2 (11'8 max x 11'4 max) Original cast iron fireplace, double glazed sash window to the side, radiator and picture rail.



BEDROOM 2

SHOWER ROOM (7' x 3') Three piece suite comprising fully boarded shower cubicle, wash hand basin and WC. Tiled walls, ceiling spotlights, tiled flooring and heated towel rail.



SHOWER ROOM

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SECOND FLOOR Staircase with understairs storage.

BEDROOM 4 (18' max x 16' max to under eaves) Original beams to the ceiling, under eaves storage, two double glazed Velux windows and radiator.



BEDROOM 4

OUTSIDE Lawned front garden with a flag stone seating area and gate providing pedestrian access to the rear garden. To the rear of the property is a low maintenance, paved, walled garden with a decked seating area, raised flower beds, outside storage and cupboard housing the Baxi combi boiler.



FRONT GARDEN



FRONT OF THE PROPERTY



REAR GARDEN



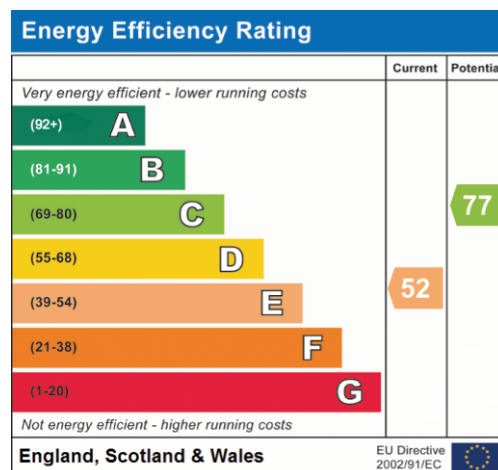
REAR OF THE PROPERTY

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TENURE We are informed the tenure is Freehold.

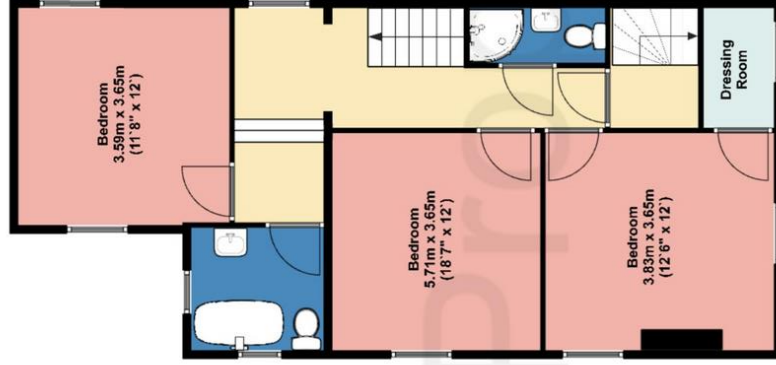
COUNCIL TAX We are informed the property is Tax Band B.

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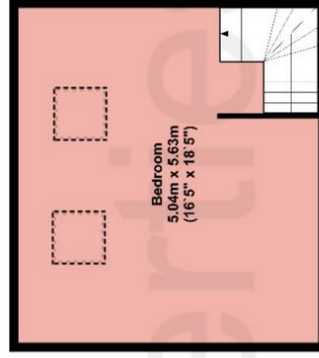




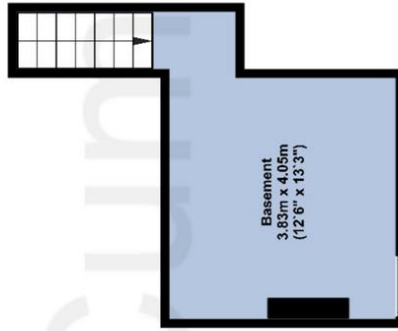
Ground Floor
Approx 74.00 Sq meters (797.00 Sq feet).



First Floor
Approx 74.00 Sq meters (797.00 Sq feet).



Second Floor
Approx 28.00 Sq meters (301.00 Sq feet).



Basement
Approx 16.00 Sq meters (172.00 Sq feet).