

Cumbrian Properties

9 West Avenue, Wigton



Price Region £185,000

EPC-D

Semi-detached property | Fantastic views
1 reception room | 3 bedrooms | 1 bathroom
Gardens, drive & garage | Popular location

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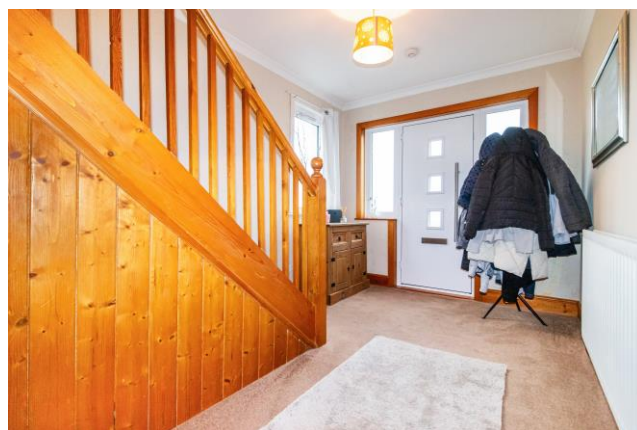
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A spacious, three bedroom, bay-fronted semi-detached property situated in an elevated position with fantastic views, gardens, drive and garage. The property is double glazed and gas central heated and briefly comprises spacious entrance hall, bay-fronted lounge with gas fire, dining kitchen with separate utility and ground floor cloakroom. To the first floor there are three bedrooms including the bay-fronted master bedroom and a recently fitted spacious bathroom. Externally, the property has a secure lawned garden to the front with an open aspect and views over the fields, and a low maintenance paved rear garden with a brick-built outhouse that could be used as a work from home office or workshop. Driveway parking for two vehicles, single garage with power supply and additional parking for two further vehicles adjacent to the property. Located just a short walk into the market town of Wigton where there are schools, shops and supermarkets the property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

Composite front door into spacious entrance hall.

ENTRANCE HALL Staircase to the first floor, built-in pantry, understairs storage cupboard, two radiators, coving to the ceiling, double glazed window, doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (15' max into bay window x 11'7 max) Double glazed bay window to the front with views over the fields, coal effect gas fire with wooden surround, coving to the ceiling and radiator.



LOUNGE

DINING KITCHEN (19' max x 12'3 max)

KITCHEN AREA Fitted kitchen incorporating a freestanding cooker, space for fridge, sink unit with mixer tap, double glazed window, coving to the ceiling, openings to the dining area and utility room.

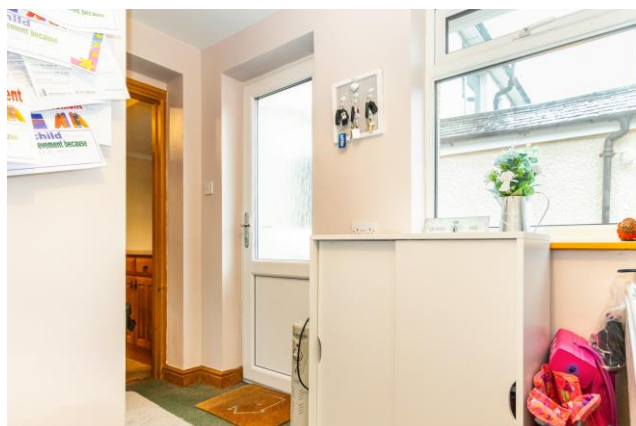
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DINING AREA Electric fire, good size built-in storage cupboards, radiator, coving to the ceiling and double glazed window overlooking the rear garden.



DINING KITCHEN

UTILITY ROOM (10' max x 8' max) Plumbing for washing machine, space for tumble dryer, wall and base units, Worcester combi boiler, double glazed window, UPVC door to the rear garden and door to cloakroom.



UTILITY ROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted window.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, double glazed window and loft access.

BEDROOM 1 (15' max into bay window x 11'8 max) Double glazed bay window with views over the fields, radiator and coving to the ceiling.



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BEDROOM 2 (12'3 x 11'7 max) Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (8'5 x 8') Double glazed window to the front with views over the fields, radiator and coving to the ceiling.



BEDROOM 3

BATHROOM (8'5 x 7'9) Three piece suite comprising waterfall shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Fitted storage units, frosted window, wood effect flooring, coving to the ceiling and heated towel rail.



BATHROOM

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OUTSIDE To the front of the property is a driveway providing off-street parking in front of the **GARAGE** with power supply and a private gated lawned garden, with parking for two vehicles in front, and an open aspect over the fields. To the rear of the property is a low maintenance paved garden with access to the garage and brick-built outhouse that could be used as a studio or workshop.



REAR OF THE PROPERTY



GARDEN



VIEW

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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.

