

# Cumbrian Properties

88 Springfields, Wigton



**Price Region £199,950**

**EPC-D**

Semi-detached | Popular residential location  
1 reception room | 3 bedrooms | 2 bathrooms  
Driveway and garage | Gardens

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This three bedroom, two bathroom semi-detached property would make an ideal family home with generous gardens, drive and garage. Situated in a popular location with local amenities in close proximity including the popular Nelson Thomlinson primary & secondary schools. Off the entrance hall is a spacious dining lounge leading to the kitchen with walk-in pantry, a separate spacious utility room and ground floor shower room. To the first floor there are two double bedrooms, single bedroom/office and family bathroom. Externally there are gardens to the front and rear and block paved driveway providing off street parking leading up to the single garage.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Double glazed window, door to dining lounge, staircase to the first floor, radiator and wood effect flooring.

### **DINING LOUNGE**

**LOUNGE (14' x 13'6)** Double glazed window to the front of the property, coal effect gas fire and opening into the dining area

**DINING AREA (9' x 7'6)** Double glazed window to the rear, radiator and door to the kitchen.



LOUNGE



DINING AREA

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**KITCHEN (12'4 x 10'6)** Fitted kitchen incorporating a free standing electric oven, grill and four burner hob with extractor above. 1.5 bowl stainless steel sink with mixer tap, plumbing for a dishwasher, built in pantry, tiled walls, wood effect flooring, radiator and double glazed window to the rear of the property. Door to utility.



KITCHEN

**UTILITY (11'8 max x 10'6 max)** Plumbing for washing machine, space for tumble dryer, space for fridge/freezer, double glazed window and double glazed door to the rear garden. Radiator, wood effect flooring, panelled ceiling and doors to shower room and garage.

**SHOWER ROOM** Three piece suite comprising of shower cubicle, wash hand basin and WC. Double glazed frosted window, tiled walls, radiator, tiled flooring and panelled ceiling with spotlights.



UTILITY



SHOWER ROOM

**FIRST FLOOR LANDING** Double glazed window, loft access and doors to bedrooms and family bathroom. Built in cupboard housing the combi boiler.

**BEDROOM 1 (12'6 x 10')** Built in storage cupboard, radiator and double glazed window to the front of the property.

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BEDROOM 1

**BEDROOM 2 (11' x 9'8)** Radiator and double glazed window to the rear of the property.



BEDROOM 2

**BEDROOM 3 (7'5 x 6'8)** Radiator and double glazed window to the rear of the property.

**BATHROOM (6'2 x 5'4)** A fully tiled three piece suite comprising of panelled bath, wash hand basin and WC. Double glazed frosted window, panelled ceiling with spotlights, radiator and wood effect flooring.



BEDROOM 3



BATHROOM

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**OUTSIDE** To the front of the property is a low maintenance garden and a block paved driveway providing off street parking leading up to the single garage which has its own power supply. Generous rear lawned garden with decked seating area, outside electrical sockets, outside water tap and pathway leading to the front of the property.

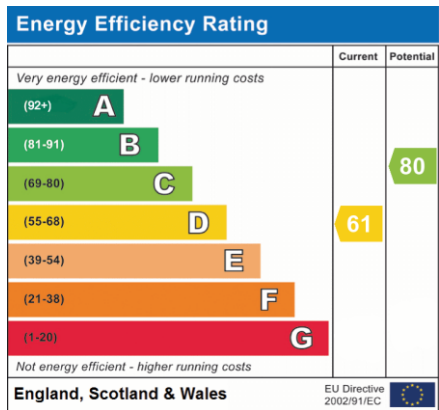


REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in 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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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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