

# Cumbrian Properties

## Darwin, Grange Gardens, Wigton



**Price Region £285,000**

**EPC-**

Detached bungalow | Market town location  
1 reception room | 2 double bedrooms | 1 bathroom  
Gated drive and garage | Wrap around gardens

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## 2/ DARWIN, GRANGE GARDENS, WIGTON

A spacious two double bedroom detached bungalow with driveway parking and garage. The double glazed and gas central heated accommodation briefly comprises of entrance porch, entrance hall, cloakroom, generous storage, 22' lounge, dining kitchen with porch/utility, inner hallway, four piece family bathroom and two double bedrooms with fitted wardrobes and drawers. The property has a gated driveway leading to garage, front lawn, patio garden to the side and lawned garden to the rear with patio areas and four timber sheds for additional storage. This property would suit those looking for single storey living and is only a short drive away from the market town of Wigton.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

**ENTRANCE PORCH (7'3 x 7')** UPVC double glazed windows to the front and side elevations, tiled flooring and glazed door to the entrance hall.

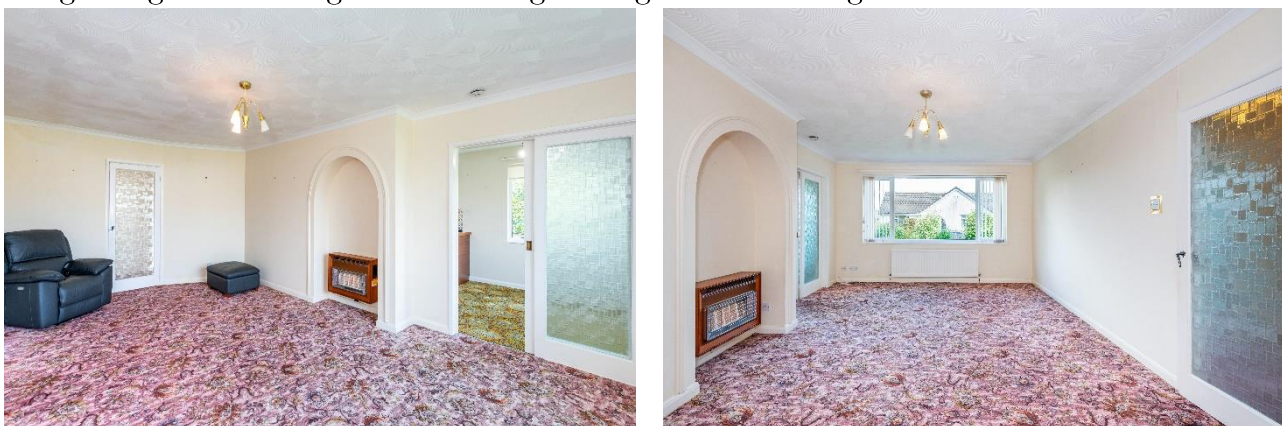


ENTRANCE PORCH

**ENTRANCE HALL (8'4 x 3'5)** Radiator, coving to ceiling and built in shelved storage cupboard with hanging rail. Doors to cloakroom and lounge.

**CLOAKROOM (11'7 x 3')** Two piece suite comprising low level WC and wash hand basin with tiled splashback. Radiator, timber framed frosted window to the side and circular timber framed frosted window to the front.

**LOUNGE (22'5 x 13')** Radiator, gas fire, double glazed windows to the front, coving to ceiling and glazed sliding doors leading through to the dining kitchen.



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**DINING KITCHEN (22'3 x 9'5)** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, radiator, two shelved storage cupboards, double glazed windows to the front and side elevations and UPVC double glazed doors to inner hallway and porch/utility.



DINING KITCHEN

**PORCH / UTILITY (9'9 x 6'4)** Plumbing for washing machine, space for tumbler dryer, UPVC double glazed windows to the side and rear elevations and UPVC double glazed door to the front.

**INNER HALLWAY (10' x 5'3)** Doors to bedrooms and bathroom.



PORCH/UTILITY

**BEDROOM 1 (12'9 x 11'2)** Double glazed window to the rear, radiator, fitted wardrobes, drawers and shelving. Built in wardrobe with sliding doors and a further built in shelved cupboard also housing the hot water tank.



BEDROOM 1



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**BEDROOM 2 (12'9 x 11'2)** Double glazed window to the rear, radiator, built in wardrobes with drawers and built in bedside tables with drawers.



BEDROOM 2

**FAMILY BATHROOM (8'9 x 7')** Four piece suite comprising low level WC, wash hand basin, panelled bath and walk-in shower unit. Double glazed frosted window to the rear, radiator, tiled walls and coving to ceiling.



BATHROOM

**OUTSIDE** Lawned front garden with floral borders with bushes, trees and shrubs. Gated block paved driveway with slated shillies borders leading up to the garage. Flagstone patio area and laid shillies to the side of the property. To the rear of the property is a flagstone patio area, lawned area, laid shillies, greenhouse and four timber garden sheds.



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

**COUNCIL TAX** We are informed the property is in tax band C

**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.

EPC TO FOLLOW