

Cumbrian Properties

19 Standingstone Heights, Wigton



Price Region £285,000

EPC-

Detached property | Market town location
2 reception rooms | 4 bedrooms | 2 bathrooms
Sun room | Double garage | Gardens

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2/ 19 STANDINGSTONE HEIGHTS, WIGTON

An immaculately presented four bedroom, two bathroom, substantial family home with lawned gardens, double garage and driveway situated in a quiet cul-de-sac location.

The double glazed and gas central heated property is neutrally decorated throughout and briefly comprises vestibule with fitted storage, cloakroom, entrance hall with walk-in pantry, lounge with gas fire, sun room, dining room and a light and airy modern kitchen with integrated appliances and French doors leading out to the patio. To the first floor there are four double bedrooms with modern en-suite shower room to the master bedroom, and a three piece family shower room. Externally the property has a lawned front garden and double driveway leading up to a double garage with power supply. To the rear of the property is a generous lawned garden with patio area and garden shed. This property would make an ideal family home within close proximity to primary and secondary schools, local amenities including shops, church and railway station. Easy access to west Cumbria and Carlisle.

The accommodation with approximate measurements briefly comprises:

UPVC door into vestibule

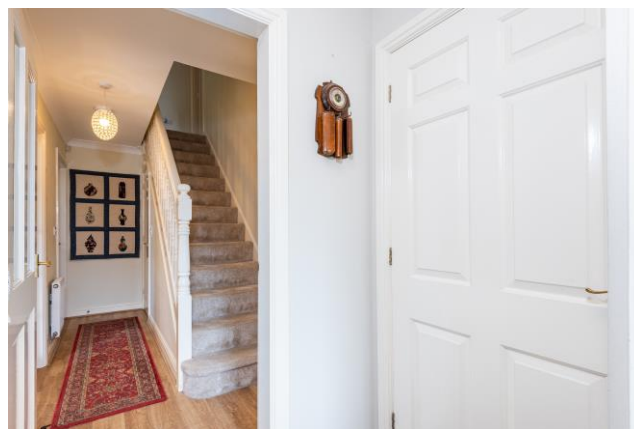
VESTIBULE Built-in cloaks cupboard, wood effect flooring, radiator, coving to ceiling, doors to cloakroom and entrance hall.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Double glazed frosted window, tiled flooring, radiator, coving to ceiling and tiled splashback.

ENTRANCE HALL Doors to lounge, dining room, kitchen and walk-in pantry with power supply. Staircase to the first floor, coving to ceiling, radiator and wood effect flooring.



CLOAKROOM



ENTRANCE HALL

LOUNGE (19' x 11') Double glazed windows to the front, two radiators, coving to ceiling, wood effect flooring, coal effect gas fire and door to the sun room.



LOUNGE

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SUN ROOM (11' x 7'8) Double glazed windows and double glazed French door to the rear garden, apex ceiling with ceiling spotlights, wood effect flooring and radiator.

DINING ROOM (9' x 8'6) Double glazed window to the front, radiator, coving to ceiling, wood effect flooring and opening into the kitchen.



SUN ROOM



DINING ROOM

KITCHEN (14'8 max x 9'4 max) Fitted kitchen incorporating an electric oven and grill with four burner gas hob and extractor hood above, integrated dishwasher and washing machine, stainless steel sink with mixer tap and brick effect tiled splashbacks. Cupboard housing the Worcester combi boiler, ceiling spotlights, coving to ceiling, wood effect flooring, radiator, double glazed window overlooking the rear garden and double glazed French doors leading out to the patio.



KITCHEN

FIRST FLOOR

LANDING Access via a drop down ladder to loft with light, built-in storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (12' max x 11'5 max) Double glazed window to the rear, radiator and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (8'4 x 3'5) Three piece suite comprising walk-in double shower cubicle, WC and wash hand basin. Part tiled walls, wood effect flooring, radiator and double glazed frosted window.

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BEDROOM 1

BEDROOM 2 (13'4 x 6'4) Double glazed window to the front and radiator.



BEDROOM 2

BATHROOM (7'8 x 5'6) Three piece suite comprising walk-in fully boarded double shower cubicle, WC and wash hand basin. Part tiled walls, wood effect flooring, radiator and double glazed frosted window.



BATHROOM

BEDROOM 3 (10'4 x 8'7) Double glazed window to the front and radiator.

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BEDROOM 3

BEDROOM 4 (8'7 x 8') Built-in storage cupboards, radiator and double glazed window to the rear.



BEDROOM 4

OUTSIDE Low maintenance front lawned garden with floral borders and a tarmac driveway leading up to the double garage. The rear of the property enjoys a quiet garden with a patio seating area and steps leading up to a lawned garden with floral borders, garden shed, outside tap and access to either side of the property leading to the front.

DOUBLE GARAGE Power and light and mezzanine storage accessed via a drop down ladder.



GARDEN

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GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in tax band D

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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more than

390

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