

# Cumbrian Properties

## 22 South End, Wigton



Price Region £87,500

EPC-E

Mid-terraced property | Central location  
1 reception | 2 bedrooms | 1 bathroom  
FTB/BTL investment | No onward chain

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## 2/ 22 SOUTH END, WIGTON

A two bedroom mid-terraced property with cellar and rear decked seating area. Located in the city centre of Wigton, this double glazed and gas central heated property would make an ideal first time buy or buy to let investment and comprises lounge with brick fireplace perfect for a log burner, kitchen with access to the side lane and open staircase to the first floor. To the first floor there is a master double bedroom, good size single bedroom with fitted storage, three piece bathroom and access to a fully boarded loft. Externally to the front of the property there is access to the lower level cellar which has potential to convert and there is residents street parking. To the rear of the property is a small low maintenance decked seating area. Located within easy walking distance of the shops and amenities of Wigton, the property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the lounge.

**LOUNGE (12'4 x 11'3 max)** Brick fireplace with wooden lintel above and potential to open up for log burner, double glazed window to the front, radiator, wood effect flooring, coving to the ceiling and door to the dining kitchen.



LOUNGE

**DINING KITCHEN (13' max x 11'5 max)** Fitted kitchen incorporating freestanding gas cooker and hob with extractor hood above, undermounted stainless steel sink with mixer tap, plumbing and space for washing machine, space for full height fridge/freezer. Tiled splashback, tiled flooring, double glazed window to the rear, radiator, coving to the ceiling, door to the side lane and staircase to the first floor.



DINING KITCHEN

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**FIRST FLOOR**

**LANDING** Radiator, loft access via drop down ladder, doors to bedrooms 1, 2 and bathroom.

**LOFT** Access via drop down ladder, fully boarded, lighting and Velux window.

**BEDROOM 1 (15' x 12'7)** Double glazed window to the front, radiator and coving.



BEDROOM 1

**BEDROOM 2 (8'6 x 7')** Built-in cupboard housing the combi-boiler, double glazed window to the rear, radiator and coving.



BEDROOM 2

**BATHROOM (13' x 4'3)** Three piece suite comprising panelled bath, wash hand basin & WC. Built-in storage, tiled walls, wood effect flooring, frosted glazed window and radiator.



BATHROOM

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**OUTSIDE** To the front of the property there is residents street parking, steps leading to the cellar and a rear lane providing access to the rear of the property where there is a small, decked seating area.

**CELLAR (12'7 x 11')** Housing the fuse board and meters.



CELLAR

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

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.

