

# Cumbrian Properties

## 24 Springfields, Wigton



**Price Region £155,000**

**EPC-**

Mid terraced property | Market town location  
1 reception room | 2 double bedrooms | Shower room  
Gardens & parking | Ideal first time buy

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## 2/ 24 SPRINGFIELDS, WIGTON

This immaculately presented extended two bedroom mid terraced property is deceptively spacious and offers plenty of off street parking and low maintenance gardens. Situated in a quiet cul-de-sac location with recently fitted windows and front door, the gas central heated accommodation briefly comprises of entrance hall, lounge with gas fire, a spacious dining kitchen with plenty of storage and French doors leading out to the rear garden, two first floor double bedrooms with fitted wardrobe to the master, and a three piece shower room. Externally the front of the property has a block paved driveway for two cars and to the rear is a low maintenance lawned garden, brick built shed with power supply and additional parking for two cars. Situated within easy walking distance of the amenities of Wigton including shops, schools, doctors surgery & railway station. Just 20 minutes to Carlisle and 40 minutes to the Lake District. The property would make an ideal first time buy or downsize.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, wood effect flooring and door to the lounge.



ENTRANCE HALL

**LOUNGE (13'6 max x 11'9 max)** Coal effect gas fire, double glazed window to the front, radiator, wood effect flooring, coving to ceiling and opening into the dining kitchen.



LOUNGE

3/ 24 SPRINGFIELDS, WIGTON

**DINING KITCHEN (18' max x 15' max)**

**KITCHEN AREA** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, sink unit with mixer tap, tiled splashbacks, plumbing for washing machine and space for tumble dryer. Built in storage cupboard, wood effect flooring, radiator, double glazed window to the rear, coving to ceiling and opening into the dining area.

**DINING AREA** Radiator, coving to ceiling, wood effect flooring and UPVC double glazed French doors leading out to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and shower room.

**BEDROOM 1 (11'9 x 11')** Built in storage cupboard with hanging rail and also houses the boiler, radiator, coving to ceiling and double glazed window to the front.



BEDROOM 1



4/ 24 SPRINGFIELDS, WIGTON

**BEDROOM 2 (12' x 8'6)** Radiator, coving to ceiling and double glazed window to rear.



BEDROOM 2

**SHOWER ROOM (6'6 x 6')** Three piece suite comprising of shower cubicle, wash hand basin and WC. Part tiled walls, tile effect flooring, ceiling spotlights, coving to ceiling, radiator and double glazed frosted window.



SHOWER ROOM

**OUTSIDE** To the front of the property there is a block paved driveway providing off street parking for two vehicles. To the rear is a pretty low maintenance garden with lawn, floral borders, a pleasant seating area, brick built shed with power and light. There is also an additional parking area for two vehicles.



REAR GARDEN

5/ 24 SPRINGFIELDS, WIGTON



PARKING AND OUTBUILDING

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

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW



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more than

390

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our Carlisle office

we sold

255

more properties than  
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we have over

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\*UK Rightmove, Market Share Information  
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